Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

96-32 - Special Regulations in R9 Districts

File generated by https://zr.planning.nyc.gov on 11/27/2026

96-32 - Special Regulations in R9 Districts

LAST AMENDED
12/5/2024

In R9 Districts in Western Subarea C2, including #Commercial Districts# mapped within R9 Districts, the underlying provisions shall apply except as modified in this Section, inclusive.

(a) Special #bulk# regulations

The maximum #residential# #floor area ratio# shall be 6.66 for #zoning lots# containing standard #residences# or 8.0 for #zoning lots# containing #qualifying affordable housing# or #qualifying senior housing#. Additionally, the height and setback provisions applicable to R9A Districts shall apply to all #buildings or other structures#.

(b) #Uses# in Western Subarea C2 located within a #large-scale general development#

In a C2-5 District mapped within an R9 District within Western Subarea C2, the following #uses#, when located wholly within a #large-scale general development#, shall be considered permitted #uses# without any size limitations:

From Use Group VI

Automotive repair and maintenance

Building material and supplies dealers

From Use Group VIII

Production or entertainment studios

From Use Group X

Theatrical scenery manufacturing, included in other miscellaneous manufacturing.

The supplemental #use# provisions of Section 32-421 (Limitations on floors occupied by commercial uses) shall not apply to #commercial# #uses# located in a #building# with frontage on West 52nd Street.