



## **Zoning Resolution**

**THE CITY OF NEW YORK**  
**Zohran K. Mamdani, Mayor**

**CITY PLANNING COMMISSION**  
**Sideya Sherman, Chair**

# **114-10 - SPECIAL BULK REGULATIONS**

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## 114-10 - SPECIAL BULK REGULATIONS

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LAST AMENDED

3/23/2005

In the #Special Bay Ridge District#, the maximum #floor area ratio# and height and setback regulations shall apply as modified in this Section, inclusive.

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## 114-11 - Special Floor Area Regulations

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LAST AMENDED

12/5/2024

In C8-2 Districts, for any #zoning lot#, the maximum #floor area ratio# for any #community facility use# shall not exceed 3.0.

In R4A, R4-1, R4B or R5B Districts, the #bulk# regulations of Article II, Chapter 4, shall apply to #community facility# #buildings#, except that the maximum #floor area ratio# shall not exceed 1.65. For a #building# that is used partly for #community facility# #use# and partly for #residential use#, the #bulk# regulations of Article II, Chapter 3, shall apply to all portions of such #building#, except that where:

- (a) such #community facility# #use# has received tax-exempt status from the New York City Department of Finance, or its successor, pursuant to Section 420 of the New York State Real Property Tax Law; or
- (b) such #building# has received an authorization pursuant to Section [24-06](#) (Modification of Bulk Regulations in Certain Districts);

the **#bulk#** regulations of Article II, Chapter 4, shall apply to the **#community facility#** portion of such **#building#**, provided that the maximum **#floor area ratio#** for the **#community facility use#** shall not exceed 1.65.

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## **114-12 - Special Height and Setback Regulations**

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LAST AMENDED

3/23/2005

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## **114-121 - Special rooftop regulations**

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LAST AMENDED

12/5/2024

The provisions of Section [33-42](#) (Permitted Obstructions) shall apply to all **#buildings or other structures#** in R6A, R6B, R7A, R7B, C4-2A and C8-2 Districts in the **#Special Bay Ridge District#**, except that dormers may penetrate a maximum base height in accordance with the provisions of paragraph (b)(1) of Section [23-413](#) (Permitted obstructions in certain districts).

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## **114-122 - Maximum building height and setback**

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LAST AMENDED

12/5/2024

In the #Special Bay Ridge District#, the height and setback and maximum #building# height regulations of the underlying districts have been modified as follows:

(a) In C8-2 Districts

In C8-2 Districts, the maximum height of a #building or other structure# shall be 70 feet. Any portion of a #building or other structure# that exceeds a height of 60 feet shall be set back with a depth of at least 10 feet from a #wide# #street line# and at least 15 feet from a #narrow# #street line#.

(b) For #community facilities# in #Residence Districts#

In R3A, R3X, R3-2, R4A, R4-1, R4B and R5B Districts, the maximum height of a #community facility# #building# shall not exceed 32 feet.

However, #energy infrastructure equipment# and #accessory# mechanical equipment shall be permitted obstructions above such height limits, subject to the provisions of Sections [24-51](#) or [33-42](#) (Permitted Obstructions), as applicable.