



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

35-63 - Basic Height and Setback Modifications

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LAST AMENDED

3/22/2016

C1 C2 C4 C5 C6

In C1 or C2 Districts mapped within R6 through R10 Districts without a letter suffix, and in #Commercial Districts# with a residential equivalent of R6 through R10 without a letter suffix, height and setback regulations are modified as follows:

- (a) no #front yard# is required for any portion of a #building# in a #Commercial District#, except as otherwise provided in Section [35-51](#) (Modification of Front Yard Requirements). Therefore, in applying the height and setback regulations in districts where the height of #buildings or other structures# is governed by #sky exposure planes#, such #sky exposure plane#, which in a #Residence District# would be measured from a point above the #front yard line#, may be measured from a point above the #street line#. The maximum height of a front wall within the #initial setback distance# shall be the maximum height for front walls permitted in the applicable district for a #residential#, #commercial# or #community facility building#, whichever permits the greatest maximum height;
- (b) in cases where the provisions of paragraph (a) of Section [34-233](#) (Special provisions applying along district boundaries) apply, as set forth in Section [35-51](#), the #sky exposure plane# is measured from a point above the #front yard line#; and
- (c) in C1-8, C1-9, C2-7 or C2-8 Districts, or in C1 or C2 Districts mapped within R9 or R10 Districts, the provisions of Section [23-642](#) (Alternate front setbacks) shall not apply to any #development# or #enlargement# with more than 25 percent of its total #floor area# occupied by #residential use#.