



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

84-30 - ZONE C

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84-30 - ZONE C

LAST AMENDED
1/8/1997

84-31 - General Provisions

LAST AMENDED
2/2/2011

Zone C is designed to provide for commercial and mixed use development, parking and ancillary retail and service uses, as permitted pursuant to this Chapter. Zone C is divided into two subzones: C-1 and C-2. The location and boundaries of the subzones are shown in Appendix 3 of this Chapter. Except as expressly modified by the provisions of this Chapter, the regulations applying to a C6-6 District shall apply in Zone C of the #Special Battery Park City District#.

84-32 - Use Regulations

LAST AMENDED
1/8/1997

Use regulations applicable in C6-6 Districts shall apply subject to the provisions of Sections [84-031](#) (Special permit uses) and [84-032](#) (Uses not permitted). In addition, the following #uses# shall be permitted:

Indoor interactive entertainment facilities, with eating and drinking, consisting of mechanical, electronic or computer supported games provided that a minimum of four square feet of waiting area within the #zoning lot# shall be provided for each person permitted under the occupant capacity as determined by the New York City Building Code. The required waiting area shall be in an enclosed lobby and shall not include space occupied by stairs, corridors or restrooms.

Parking facilities, public, subject to Section [84-341](#)

Sporting goods or equipment, sale or rental, including instruction in skiing, sailing or skin diving, as permitted in Use Group 14

84-33 - Bulk Regulations

LAST AMENDED
1/8/1997

#Bulk# regulations otherwise applicable in C6-6 Districts and equivalent #Residential Districts# are hereby modified to the extent set forth in this Section and Sections [84-331](#) through [84-333](#), inclusive.

The height and setback regulations otherwise applicable in C6-6 Districts, and equivalent #Residential Districts#, are superseded by the regulations set forth in Section [84-332](#) (Mandatory front building walls) and [84-333](#) (Limited height of buildings) and Appendices 3.1 and 3.2.

84-331 - Floor area regulations

LAST AMENDED
2/2/2011

Notwithstanding any other provisions of this Resolution, the permitted #floor area ratio# for any #zoning lot# shall not exceed

Notwithstanding any other provisions of this resolution, the permitted #floor area ratio# for any #zoning lot# shall not exceed 15.0. The #floor area ratio# for #residential uses# shall not exceed 10.0. The #floor area# bonus provisions shall not apply.

84-332 - Mandatory front building walls

LAST AMENDED

2/2/2011

Appendix 3.1 specifies locations where a #mandatory front building wall line# is required. #Buildings# shall have a mandatory front #building# wall coincident with and constructed along such #mandatory front building wall line# for a minimum of 80 percent of the length of the frontage required to have the mandatory front #building# wall, which shall rise without setback for a height above #curb level# not less than 110 feet nor more than 140 feet in subzone C-1, and not less than 60 feet nor more than 140 feet in subzone C-2, except that the mandatory front #building# wall on Murray Street within subzone C-2 may rise without setback to the maximum height established pursuant to Section [84-333](#) (Limited height of buildings) and, provided further, that the mandatory front #building# wall requirement shall not apply to the #building# frontage along a pedestrian right-of-way in subzone C-2.

However, where Appendix 3.1 shows a mandatory front wall along Murray Street, such front #building# wall may be located either along the #street line# on Murray Street or at a right angle to North End Avenue within 30 feet from the intersection of Murray Street and North End Avenue.

At 140 feet above #curb level#, the #building# must set back at least 15 feet from the #street line# of Vesey Street, North End Avenue and Murray Street, except that there shall be no required setback along Murray Street in subzone C-2. Front wall recesses for architectural and decorative purposes are permitted in mandatory front walls, provided that:

- (a) the aggregate area of front wall recesses below the maximum height of the required front wall is less than 50 percent of the required mandatory front #building# wall;
- (b) the maximum depth of any recess shall be 20 feet;
- (c) recesses with a depth of less than two feet shall not be considered recesses for the purposes of this Section; and
- (d) recesses shall not be open to the sky.

84-333 - Limited height of buildings

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LAST AMENDED

12/6/2023

The maximum height of any #building or other structure#, or portion thereof, shall not exceed 400 feet on any portion of subzone C-1 shown as a #special height location# in Appendix 3.2 of this Chapter, except that permitted obstructions, pursuant to Section [33-42](#), shall be allowed to penetrate a maximum height limit.

The maximum height of any #building or other structure#, or any portion thereof, located within subzone C-2 shall not exceed 180 feet above #curb level#, except that:

- (a) the maximum height of any #building or other structure#, or portion thereof, shown as a #special height location#, shall not exceed the height set forth in Appendix 3.2; and

- (b) Any portion of a #building or other structure# that exceeds an established height limit shall be subject to the following provisions:
- (1) The obstructions set forth in Section [23-62](#), inclusive, and [33-42](#), as applicable, may penetrate a maximum height limit.
 - (2) The maximum permitted size of enclosure walls surrounding elevator or stair bulkheads, roof water tanks, cooling towers and #accessory# mechanical equipment may be increased by authorization of the City Planning Commission, provided the Commission finds that:
 - (i) the width of such additional enclosure wall at each #building# face does not exceed 80 percent of the width of the enclosure wall as allowed in paragraph (b)(1) of this Section;
 - (ii) the additional area of the enclosure wall at each #building# face is not more than 50 percent of the area permitted as-of-right; and
 - (iii) the enclosure wall is compatible with the #building# and the urban design goals of the Special District and complements the design by providing a decorative top.
- (c) In no event shall the height of any #building#, including permitted obstructions, exceed 800 feet above #curb level#.

84-34 - Parking Regulations and Curb Cuts

LAST AMENDED
8/12/2004

Notwithstanding any other regulations of this Resolution, off-street parking spaces shall be permitted pursuant to this Section.

84-341 - Off-street parking

LAST AMENDED
8/12/2004

#Accessory# off-street parking spaces are not required in Zone C. However, a maximum of 300 public parking spaces are permitted in subzones C-1 and C-2 combined, provided that:

- (a) such spaces shall be completely enclosed;
- (b) no portion of the parking facility, other than entrances and exits, shall be visible from adjoining #zoning lots#, #streets#, parks or the #Esplanade# ;
- (c) no exhaust vents shall open onto any #street# or park; and
- (d) the parking facility shall not be more than 23 feet above #curb level#.

84-342 - Off-street loading

LAST AMENDED
8/12/2004

The number of required #accessory# loading berths in subzone C-2 may be reduced by up to 50 percent of the number required pursuant to Section [36-62](#) (Required Accessory Off-street Loading Berths).

84-343 - Curb cuts

LAST AMENDED

8/12/2004

Curb cuts are permitted only in locations indicated in Appendix 3.5 and along any #street# or right-of-way not shown on Appendix 3.5. The aggregate width of all curb cuts for subzone C-1 shall not exceed 50 feet. The aggregate width of all curb cuts for subzone C-2 shall not exceed 60 feet.