



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

33-431 - In C1 or C2 Districts with bulk governed by surrounding Residence District

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LAST AMENDED
12/5/2024

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

In the districts indicated, the maximum height of a front wall and the required front setback of a #building or other structure# shall be determined by the #Residence District# within which such #Commercial District# is mapped and, except as otherwise set forth in this Section, shall be as set forth in the following table:

MAXIMUM HEIGHT OF FRONT WALL AND REQUIRED FRONT SETBACKS

| #Initial Setback Distance# (in feet) | | Maximum Height of a Front Wall or other portion of a #Building or Other Structure# within the #Initial Setback Distance# | #Sky Exposure Plane# | | | | |
|---|------------------|--|--|--|-------------------|---------------------|------|
| | | | Height above the #Street Line# (in feet) | Slope over #Zoning Lot# (Expressed as a Ratio of Vertical Distance to Horizontal Distance) | | | |
| On #Narrow Street# | On #Wide Street# | | | On #Narrow Street# | | On #Wide Street# | |
| | | | Vertical Distance | Horizontal Distance | Vertical Distance | Horizontal Distance | |
| Within R1, R2, R3, R4, R5, R5A or R5B Districts | | | | | | | |
| 20 | 15 | 30 feet or two #stories#, whichever is less | 30 | 1 | to 1 | 1 | to 1 |
| Within R6 or R7 Districts | | | | | | | |
| 20 | 15 | 60 feet or four #stories#, whichever is less | 60 | 2.7 | to 1 | 5.6 | to 1 |
| Within R8, R9, R10, R11 or R12 Districts | | | | | | | |

| | | | | | | | |
|----|----|---|----|-----|------|-----|------|
| 20 | 15 | 85 feet or six #stories#, whichever is less | 85 | 2.7 | to 1 | 5.6 | to 1 |
|----|----|---|----|-----|------|-----|------|

However, in accordance with the provisions of Section [32-42](#) (Location Within Buildings), no #commercial building# or portion thereof occupied by non-#residential uses# listed under Use Groups VI through X shall exceed in height 30 feet or two #stories#, whichever is less.

For #community facility buildings# or #buildings# used for both #community facility# #use# and #commercial# #use#, when mapped within R4, R5, R5A or R5B Districts, the maximum height of a front wall shall be 35 feet or three #stories#, whichever is less, and the height above #street line# shall be 35 feet and, when mapped within R7-2 Districts, the maximum height of a front wall shall be 60 feet or six #stories#, whichever is less.

In C1 or C2 Districts mapped within R1, R2 or R3 Districts in the Borough of Staten Island or in Community District 10 in the Bronx, for #buildings# containing ambulatory diagnostic or treatment health care facilities listed under Use Group III(B), or child care services, as listed under the definition of #school# in Section [12-10](#) (DEFINITIONS), the maximum height of a front wall or other portion of a #building# within the #initial setback distance# shall be 35 feet, or three #stories#, whichever is less. However, such increased height shall only be permitted beyond 20 feet of a #Residence District# boundary or beyond 20 feet of any portion of a #building# containing a #residential use# located in a #Commercial District#.