



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

33-441 - 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 alternate front setback regulations applicable to a #building or other structure# shall be determined by the #Residence District# in which such #Commercial District# is mapped and, except as otherwise set forth in this Section, shall be as set forth in the following table:

ALTERNATE REQUIRED FRONT SETBACKS

| Depth of Optional Front Open Area (in feet) | | Alternate #Sky Exposure Plane# | | | | |
|---|------------------------|--|---|------------------------|----------------------|------------------------|
| | | Height above #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

| | | | | | | |
|----|----|----|-----|------|-----|------|
| 15 | 10 | 30 | 1.4 | to 1 | 1.4 | to 1 |
|----|----|----|-----|------|-----|------|

Within R6 or R7 Districts

| | | | | | | |
|----|----|----|-----|------|-----|------|
| 15 | 10 | 60 | 3.7 | to 1 | 7.6 | to 1 |
|----|----|----|-----|------|-----|------|

Within R8, R9, R10, R11 or R12 Districts

| | | | | | | |
|----|----|----|-----|------|-----|------|
| 15 | 10 | 85 | 3.7 | to 1 | 7.6 | 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 height above #street line# shall be 35 feet.