



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

35-23 - Residential Bulk Regulations in Other C1 or C2 Districts or in C3, C4, C5 or C6 Districts

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35-23 - Residential Bulk Regulations in Other C1 or C2 Districts or in C3, C4, C5 or C6 Districts

LAST AMENDED
3/22/2016

C1-6 C1-7 C1-8 C1-9 C2-6 C2-7 C2-8 C3 C4 C5 C6

- (a) In the districts indicated, the #bulk# regulations for #residential# portions of #buildings# are the #bulk# regulations for the #Residence Districts# set forth in the following table. However, for #Quality Housing buildings# the height and setback regulations of Section [23-66](#) (Height and Setback Requirements for Quality Housing Buildings), inclusive, shall be modified by the provisions of Section [35-65](#) (Height and Setback Requirements for Quality Housing Buildings).

In C4-2F, C4-4, C4-5, C4-6, C4-7, C5 or C6 Districts, the provisions of Section [23-692](#) (Height limitations for narrow buildings or enlargements) shall apply, subject to the additional rules and exceptions therein, only to #Quality Housing buildings#. However, in such districts, the #street wall# location provisions of paragraph (e)(4) of Section [23-692](#) shall not apply.

Furthermore, in C4-2 Districts in the Borough of Staten Island, the #residential# portion of a #mixed building# and #residential buildings# on #zoning lots# subject to the provisions of this Chapter shall be subject to the #bulk# regulations for #Quality Housing buildings#.

| District | Applicable #Residence District# |
|---|---------------------------------|
| C3 | R3-2 |
| C3A | R3A |
| C4-1 | R5 |
| C4-2 C4-3 C6-1A | R6 |
| C1-6 C2-6 C4-4 C4-5 C6-1 | R7-2 |
| C1-7 C4-2F C6-2 | R8 |
| C1-8 C2-7 C6-3 | R9 |
| C1-9 C2-8 C4-6 C4-7 C5 C6-4 C6-5 C6-6 C6-7 C6-8 C6-9 | R10 |

C1-6A C1-7A C1-8A C1-8X C1-9A C2-6A C2-7A C2-7X C2-8A C4-2A C4-3A C4-4A C4-4D C4-4L C4-5A C4-5D
 C4-5X C4-6A C4-7A C5-1A C5-2A C6-2A C6-3A C6-3D C6-3X C6-4A C6-4X

(b) In the districts indicated, the #bulk# regulations for #residential# portions of #buildings# are the #bulk# regulations for the #Residence Districts# set forth in the following table. However, the height and setback regulations of Section [23-66](#), inclusive, shall be modified by the provisions of Section [35-65](#).

| District | Applicable #Residence District# |
|--|---------------------------------|
| C4-2A C4-3A | R6A |
| C1-6A C2-6A C4-4A C4-4L C4-5A | R7A |
| C4-5D | R7D |
| C4-5X | R7X |
| C1-7A C4-4D C6-2A | R8A |
| C1-8A C2-7A C6-3A | R9A |
| C6-3D | R9D |
| C1-8X C2-7X C6-3X | R9X |
| C1-9A C2-8A C4-6A C4-7A C5-1A C5-2A C6-4A | R10A |
| C6-4X | R10X |
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