



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

35-62 - Commercial Districts With an R1 Through R5 Residential Equivalent

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LAST AMENDED

3/22/2016

C1 C2 C3 C4

In C1 or C2 Districts mapped within R1 through R5 Districts, and C3 and C4-1 Districts, 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# 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#;
- (c) in C1 or C2 Districts mapped within R3 or R4A Districts, the height and setback regulations applicable to R4 Districts, except R4A and R4B Districts, may be applied;
- (d) in C1 or C2 Districts mapped within R4, R4B or R4-1 Districts, the height and setback regulations applicable to an R5B District may be applied; and
- (e) in C3A Districts, the height and setback regulations applicable to R3A Districts shall apply.