Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

76-10 - DISTRICT BOUNDARIES ON THE ZONING MAPS

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76-10 - DISTRICT BOUNDARIES ON THE ZONING MAPS

LAST AMENDED
12/15/1961

76-11 - General Provisions

LAST AMENDED
12/15/1961

The district boundaries on the #zoning maps# shall be interpreted in accordance with the provisions set forth in Sections 76-12 (Area Enclosed by District Boundary Line), 76-13 (Location of Boundary Line) and 76-14 (Additional Rules of Construction).

76-12 - Area Enclosed by District Boundary Line

LAST AMENDED
12/15/1961

An area enclosed by a district boundary line shall be in the district designated therein.

76-13 - Location of Boundary Line

LAST AMENDED
12/15/1961

The precise location of a boundary line is to be interpreted in accordance with the provisions set forth in this Section.

76-131 - Boundary line parallel to the short dimension of block

LAST AMENDED
12/15/1961

In cases where a boundary line extends parallel to the short dimension of the #block# and no dimensions are shown, such boundary line shall be considered to be located:

(a) in the case of C1-1, C4-1, C4-2 or C4-4 Districts, 200 feet from the nearest #street# within the district;

(b) in the case of C1-2, C1-3, C2-1, C2-2, C2-3, C4-3 or C7 Districts, 150 feet from the nearest #street# within the district; and

(c) in the case of all other districts, 100 feet from the nearest #street# within the district.

76-132 - Boundary line parallel to the long dimension of block between parallel streets

LAST AMENDED
12/15/1961

In case of parallel #streets#, where a boundary line extends parallel to the long dimension of the #block# and no dimension is shown, such boundary line shall be considered to coincide with the center line of the #block#.

76-133 - Boundary line parallel to the long dimension of block between streets which are not parallel

LAST AMENDED
12/15/1961

In case of #streets# which are not parallel, where a boundary line extends parallel to the long dimension of the #block# and no dimension is shown, such boundary line shall be considered as the bisector of the angle formed by prolonging the #street lines# to an intersection.

76-14 - Additional Rules of Construction

LAST AMENDED
12/15/1961

76-141 - When distance from street line shown

LAST AMENDED
2/26/1967

In cases where the boundary line is shown by a dimension as being located a specific distance from a #street line#, this distance shall be considered to be measured from the nearest #street line# of the #street# from which dimensioned.

In cases where a #Limited Height District# boundary line appears to be identical or approximately identical with the boundary line of another district whose location is shown by a dimension, the boundary line of the #Limited Height District# shall be considered to be identical with the boundary

line of the other district.

76-142 - Boundary line within street

LAST AMENDED
6/11/1974

In cases where the boundary line is given a position within a #street#, it shall be considered to be in the center of the #street#.

In cases where a C1 or C2 District is mapped within a #Residence District# and such C1 or C2 District abuts a #street line#, the boundary line along such abutting portion shall be deemed to be located in the center of the abutting #street#.

76-143 - Boundary line oblique to streets

LAST AMENDED
12/15/1961

In cases where a boundary line is shown having a position oblique to the #streets# bounding the #block# in which it is located, it shall (unless otherwise fixed) be considered to be the bisector of the angle formed by the intersection of lines 100 feet from and parallel to each of said bounding #streets#, this distance being measured at right angles to said #street lines#.

76-144 - Boundary line adjoining railroad right-of-way

LAST AMENDED
12/5/2024

In cases where a boundary line is shown as adjoining a #railroad right-of-way#, it shall (unless otherwise fixed) be considered to coincide with the boundary line of the #railroad right-of-way#.

76-145 - Boundary line coinciding with parks, cemeteries or navigable waters

LAST AMENDED
12/15/1961

In cases of parks, cemeteries, or navigable waters, the boundary line shall (unless otherwise fixed) be considered to coincide with the boundary line of the park or the cemetery or the pierhead line, except that in cases where no pierhead line has been established, the shore line shall control.

76-146 - Islands

LAST AMENDED
12/15/1961

Any island, or portion thereof, outside of the shore or pierhead lines, that is not a #public park# shall, unless otherwise designated or determined by the City Planning Commission, be considered to be in an R3-2 District.

76-147 - Park boundary line

LAST AMENDED
12/15/1961

The boundary line of a #public park# shall be considered a district boundary line.

76-148 - Scenic View District boundary line

LAST AMENDED
10/24/1974

The boundary lines of #Special Scenic View Districts# are set forth in Section 102-60 (SPECIAL SCENIC VIEW DISTRICTS SPECIFIED).