Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

96-30 - OTHER AREAS

File generated by https://zr.planning.nyc.gov on 11/7/2026

96-30 - OTHER AREAS

LAST AMENDED
5/14/2014

In Area C, the regulations of the underlying districts shall apply, except as otherwise set forth in this Section, inclusive. The boundaries of Northern Subarea C1 and Western Subarea C2 are shown on the District Map in Appendix A of this Chapter.

96-31 - Special Regulations in R8 Districts

LAST AMENDED
12/5/2024

(a) In R8 Districts, other than R8A Districts, in Western Subarea C2, including #Commercial Districts# mapped within such R8 Districts, the provisions of Sections 96-101 (Floor area regulations) and 96-102 (Height and setback regulations) shall apply.

(b) In R8A Districts in Western Subarea C2, including #Commercial Districts# mapped within such R8A Districts, electrical utility substations, listed under Use Group IV(B), operated for public utility purposes, existing on June 14, 2011, and located wholly or partially within the portion of Western Subarea C2 east of Eleventh Avenue, shall be considered conforming #uses# that are subject to the #bulk# regulations of the underlying district and the #use# regulations of an M1-5 District. Any change of #use# on a #zoning lot# occupied by any such electrical utility substation shall be permitted only pursuant to the regulations of the underlying district. In the event any such electrical utility substation is damaged or destroyed, in whole or in part, by any means, including demolition, the provisions of Section 54-40

(DAMAGE OR DESTRUCTION IN NON-COMPLYING BUILDINGS) shall not apply and such electrical utility substation may be reconstructed, provided that such reconstruction shall not create a new #non-compliance# nor increase the degree of #non-compliance# with the applicable #bulk# regulations. However, in the event there is a complete cessation of #use# of the #zoning lot# as an electrical utility substation for a continuous period of five years, such electrical utility substation shall no longer be considered a conforming #use# on such #zoning lot#.

96-32 - Special Regulations in R9 Districts

LAST AMENDED
12/5/2024

In R9 Districts in Western Subarea C2, including #Commercial Districts# mapped within R9 Districts, the underlying provisions shall apply except as modified in this Section, inclusive.

(a) Special #bulk# regulations

The maximum #residential# #floor area ratio# shall be 6.66 for #zoning lots# containing standard #residences# or 8.0 for #zoning lots# containing #qualifying affordable housing# or #qualifying senior housing#. Additionally, the height and setback provisions applicable to R9A Districts shall apply to all #buildings or other structures#.

(b) #Uses# in Western Subarea C2 located within a #large-scale general development#

In a C2-5 District mapped within an R9 District within Western Subarea C2, the following #uses#, when located wholly within a #large-scale general development#, shall be considered permitted #uses# without any size limitations:

From Use Group VI

Automotive repair and maintenance

Building material and supplies dealers

From Use Group VIII

Production or entertainment studios

From Use Group X

Theatrical scenery manufacturing, included in other miscellaneous manufacturing.

The supplemental #use# provisions of Section 32-421 (Limitations on floors occupied by commercial uses) shall not apply to #commercial# #uses# located in a #building# with frontage on West 52nd Street.

96-33 - Special Regulations in M2-4 Districts

LAST AMENDED
6/14/2011

96-331 - Adult establishments

LAST AMENDED

6/14/2011

The provisions of Section 52-77 (Termination of Adult Establishments) shall not apply to any #adult establishment# that located within the #Special Clinton District# after October 25, 1995, and prior to May 11, 2011, and which, as of May 11, 2011, and June 14, 2011, was an existing #use# and conformed to all provisions of Section 42-01 (Special Provisions for Adult Establishments) applicable to M2-4 Districts.

96-332 - Height and setback

LAST AMENDED
6/14/2011

In M2-4 Districts in Western Subarea C2, the underlying height and setback regulations shall apply as modified by the following special #bulk# regulations.

For all #buildings or other structures#, the #street wall# of a #building# shall rise without setback to a minimum base height of 50 feet, or the height of the #building#, whichever is less, and a maximum base height of 95 feet. No portion of a #building# shall exceed a height of 135 feet and no #sky exposure plane# shall apply.

On #wide streets#, and on #narrow streets# within 50 feet of their intersection with a #wide street#, the #street wall# shall be located on the #street line# and extend along such entire #street# frontage of the #zoning lot# up to at least the minimum base height.

On #narrow streets# beyond 50 feet of their intersection with a #wide street#, the #street wall# shall be located on the #street line# and extend along at least 70 percent of the #narrow street# frontage of

the #zoning lot# up to at least the minimum base height.

Where #street walls# are required to be located on the #street line#, recesses, not to exceed three feet in depth from the #street line#, shall be permitted on the ground floor where required to provide access to the #building#. Above a height of 12 feet, up to 30 percent of the #aggregate width of street walls# may be recessed beyond the #street line#, provided any such recesses deeper than 10 feet along a #wide street#, or 15 feet along a #narrow street#, are located within an #outer court#. Furthermore, no recesses shall be permitted within 30 feet of the intersection of two #street lines# except that, to allow articulation of #street walls# at the intersection of two #street lines#, the #street wall# may be located anywhere within an area bounded by the two #street lines# and a line connecting such #street lines# at points 15 feet from their intersection.

96-34 - Special Regulations in Northern Subarea C1

LAST AMENDED
12/5/2024

Within Northern Subarea C1, Special Use Regulations Areas C1-1 and C1-2, as shown on the map in Appendix A of this Chapter, the following #uses# shall be permitted below the level of the lowest floor occupied by #dwelling units#:

(a) automobile dealers listed under Use Group VI with preparation of automobiles for delivery; and

(b) automobile repair and maintenance listed under Use Group VI.