



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# **109-40 - BOWERY, CANAL, KENMARE STREET CORRIDOR (AREA C)**

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## 109-40 - BOWERY, CANAL, KENMARE STREET CORRIDOR (AREA C)

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LAST AMENDED  
2/2/2011

The provisions of this Section are applicable within Area C, as shown on the District Plan in Appendix A of this Chapter.

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## 109-41 - Bulk Regulations

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LAST AMENDED  
2/3/1977

## 109-411 - Height and setback regulations

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LAST AMENDED  
2/2/2011

The maximum height of any #building or other structure# shall not exceed 85 feet or eight #stories# above #curb level#, whichever is less, unless authorized by the City Planning Commission pursuant to Section 109-514. The front #building# wall shall extend along the full length of the #front lot line# not occupied by existing #buildings# to remain and shall rise without setback.

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## 109-412 - Lot coverage regulations

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LAST AMENDED  
2/2/2011

Within Area C, the maximum #lot coverage# for any #zoning lot# shall be:

	Above Ground Floor (in percent)	At Ground Floor Only (in percent)
#Residential Use#	60	60
#Commercial# #Use#	70	100

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## 109-42 - Open Recreation Space and Landscaping Requirements

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LAST AMENDED  
2/2/2011

All #buildings# #developed# after February 3, 1977, that contain #residences# shall provide a minimum of 20 percent of the #lot area# of the #zoning lot# as usable landscaped #open recreation space# in conformance with the requirements of Section [109-142](#) (Landscaping regulations).

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## 109-43 - Additional Requirements

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LAST AMENDED

6/6/2024

Any #zoning lots# partially located within 100 feet of the #street line# of Mulberry Street (Area A1) shall comply with the requirements set forth in Section [109-21](#) (Use Regulations), inclusive.