

CAL. NO.	C.P. NO.	REPORTS		REMARKS	CAL. NO.	C.P. NO.	REPORTS		REMARKS
		TO	FROM				TO	FROM	
	MINUTES	4/1/87		Approved	47				
1	C 870643	PSR		Sched. 5/6/87	48				
2	C 870461	PPM		" "	49				
3	C 870593	PPM		" "	50				
4	N 870484	HSM		" "	51				
5	N870197(A) N870385(A)	ZRY ZRY		" "	52				
6	NOTICE C 870551	HDK		Hearing Closed	53				
7	C 870552	HDK		" "	54				
8	C 860261	ZMQ		" "	55				
9	C860262	ZSQ		" "	56				
10 10A	C870598 C870599	PSQ PPQ	RUC RUC	" "	57			*Comm. McNeil voted on Cal # 10	
11	C870306	ZSQ		" "	58				
12	C870553	HDM		" "	59				
13	C870554	HDM		" "	60				
14	C870041	GFM		" "	61				
15	C870439	PPM		" "	62				
16	C870555	HDX		" "	63				
17	C870556	HDX		" "	64				
18	C870557	HDX		" "	65				
19	C870558	HDX		" "	66				
20	C870559	HDX		" "	67				
21	C870560	HDX		" "	68				
22	C870476-477	PPR		" "	69				
23	C870370	HAK		For. Rept. Adopted	70			Present	
24	C870467-473	PPK		" " "	71			S. Deutsch, Chairperson	
25	C831956	ZSM		" " "	72			S. Gagliardo, Comm.	
26	C870478	HAM		" " "	73			*G. McNeil, "	
27	C870226	HAX		" " "	74			D. Scannell, "	
28	C870462-466	PPX		" " "	75			D. Scheinberg, "	
29					76				
30					77				
31					78			Comms. McNeil did not	
32					79			participate in voting for	
33					80			reports <u>except</u> cal #10	
34					81				
35					82			Adjourned: 12:25 P.M.	
36					83				
37					84				
38					85				
39					86				
40					87				
41					88				
42					89				
43					90				
44					91				
45					92				
46					93				

*Toasted*

**COMPREHENSIVE  
CITY PLANNING CALENDAR**

**of**

**The City of New York**

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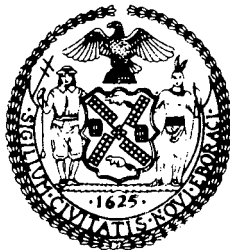
**CITY PLANNING COMMISSION**

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**WEDNESDAY, April 22, 1987**

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**MEETING AT 10:00 A.M.  
in the  
CITY HALL**



**Edward I. Koch, Mayor**

**City of New York**

**[No. 7]**

**Prepared by Lory R. Alcala, Calendar Officer**

A

CITY PLANNING COMMISSION

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GENERAL RULES OF PROCEDURE AS PERTAINING TO  
PUBLIC MEETINGS

1. A quorum shall consist of four members.
2. Final action by the Commission shall be by the affirmative vote of not less than four members.
3. Except by unanimous consent, matters upon which public hearings are required by law shall lie over until the next meeting following the public hearing.
4. Matters not on the calendar may be considered by unanimous consent.

**NOTE**—Matters scheduled for public hearing by the City Planning Commission usually appear in three calendars: first in Section I, (Scheduling Dates for Future Public Hearings), second in Section II, (Public Hearings), and third in Section III, (Reports). Matters scheduled for public hearing by Community Boards appear in a separate calendar available in the Calendar Information Office.

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**CALENDARS:** Any member of a Community Planning Board, any civic association or non-profit organization may write the Calendar Officer of the Commission to be placed on the mailing list to receive the Comprehensive City Planning Calendar which consists of the City Planning Commission Public Meeting Calendar, Supplemental Calendar and Special Meeting Calendar, and Community Board Public Hearing Notices. Calendars are also available to the public in the Calendar Information Office, 2 Lafayette Street, Room 1614, New York, N.Y. 10007. Any other individual or organization wishing to be placed on the calendar mailing list (\$60.00 for a two year subscription pro-rated) may do so by contacting the Calendar Information Office, 566-8510.

B

**CITY PLANNING COMMISSION**

2 Lafayette Street, New York, N.Y. 10007

SYLVIA DEUTSCH, *Chairperson*

SALVATORE C. GAGLIARDO

DANIEL T. SCANNELL,

DENISE M. SCHEINBERG, *Commissioners*

LORY R. ALCALA, *Calendar Officer*

The regular public meetings of the Commission shall be held twice monthly on Wednesday at 10:00 a.m. in City Hall, Manhattan, unless otherwise ordered.

**ORDER OF BUSINESS AND INDEX**

**WEDNESDAY, April 22, 1987**

**Calendar No. 7**

I. Roll Call; approval of minutes .....	1
I. Scheduling May 6, 1987 .....	1
II. Public Hearings .....	131
III. Reports .....	141

**Community Board Public Hearing Notices are available in the  
Calendar Information Office, Room 1614, 2 Lafayette Street,  
New York, N.Y. 10007**

The next regular public meeting of the City Planning Commission is scheduled for May 6, 1987, at

10:00 A.M.,  
11th Floor Hearing Room,  
Board of Standards and Appeals  
161 Avenue of the Americas  
New York, New York

## GENERAL INFORMATION

### HOW TO PARTICIPATE:

**Signing up to speak:** Anyone wishing to speak on any of the items listed under "Public Hearings" in this Calendar, is requested to fill out a speaker's slip supplied at the staff desk outside the hearing chambers on the day of the hearing. Speakers on each item will be called in the order these slips are submitted, with the exception that public officials and Community Board Chairpersons will be allowed to speak first. If a large number of people wish to speak on a particular item, statements will be taken alternating every 30 minutes between those speaking in opposition and those speaking in support of the proposal.

**Length of Testimony:** In order to give others an opportunity to speak, all speakers are asked to limit their remarks to three minutes.

**Written Comments:** If you intend to submit a written statement and/or other documents please submit 10 sets of each.

Anyone wishing to present facts or to inform the Commission of their views on an item in this calendar, but who cannot or do not wish to speak at the public hearing, may fill out the form below and return it to the desk outside the hearing chambers or mail their written comments to:

**CITY PLANNING COMMISSION**  
**Calendar Information Office—Room 1614**  
**2 Lafayette Street, New York, N.Y. 10007**

(Extra copies of this form may be obtained in the Calendar Information Office—Room 1614, 2 Lafayette Street.)

Subject \_\_\_\_\_

Date of Hearing \_\_\_\_\_ Calendar No.: \_\_\_\_\_

Borough: \_\_\_\_\_ Identification No.: \_\_\_\_\_

CB No.: \_\_\_\_\_

Position: \_\_\_\_\_

Opposed \_\_\_\_\_

In Favor \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Organization (if any) \_\_\_\_\_

Address \_\_\_\_\_ Title: \_\_\_\_\_

WEDNESDAY, April 22, 1987

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APPROVAL OF MINUTES OF Regular Meetings of April 1, 1987

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**I. PUBLIC HEARINGS ON THE FOLLOWING MATTERS TO BE  
SCHEDULED FOR WEDNESDAY, MAY 6, 1987  
STARTING AT 10 A.M. IN THE BOARD OF STANDARDS AND  
APPEALS,  
11th FLOOR HEARING ROOM,  
161 AVENUE OF THE AMERICAS  
NEW YORK, NEW YORK**

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**BOROUGH OF STATEN ISLAND**

**No. 1**

**CD 1**

**C 870643 PSR**

**IN THE MATTER OF** an application submitted by the Human Resources Administration pursuant to Section 197-c of the New York City Charter for the **selection and acquisition of property** located on the west side of Central Avenue between Hyatt Street and Victory Boulevard (Block 6, Lots 14, 18), for the rehabilitation of a former office building **for a shelter facility for homeless families.**  
**Resolution for adoption scheduling May 6, 1987 for a public hearing.**

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**BOROUGH OF MANHATTAN**

**No. 2**

**CD 3**

**C 870461 PPM**

**IN THE MATTER OF** an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the **disposition** of one **City-owned property** located at **302 Broome Street** (Block 419, Lot 76).

**Resolution for adoption scheduling May 6, 1987 for a public hearing.**

**No. 3**

**CD 3**

**C 870593 PPM**

**IN THE MATTER OF** an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the **disposition of two City-owned properties.**

Block	Lot	Location
343	72,73	N/S Delancey Street, 100 feet E/O Ridge St.
387	33	69 Avenue C

A list and description of the properties can be seen at 2 Lafayette Street, Room 1514, New York, New York 10007.

**Resolution for adoption scheduling May 6, 1987 for a public hearing.**

**No. 4**

**CD 1**

**N 870484 HSM**

**IN THE MATTER OF** an amendment to the **Nassau Street Mall Plan** pursuant to Section 197-a of the New York City Charter.

The proposed amendment would provide for: the addition of John Street between Broadway and Williams Street to the mall plan area; the designation of this area as sub-district "B" within the Mall Plan; designating the original mall

plan area, Nassau Street between Liberty and Spruce Streets, as sub-district "A"; and other changes in the plan reflecting the added area.

**Resolution for adoption scheduling May 6, 1987 for a public hearing.**

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**CITYWIDE**

**No. 5**

**CITYWIDE**

**N870197 (A)ZRY  
N 870385 (A)ZRY**

*(Amendments to the Zoning Resolution pertaining to the establishment of new zoning districts; establishment of the Quality Housing Program; elimination of the special permit for Housing Quality Developments and modification of street wall and height regulations in certain contextual districts)*

**IN THE MATTER OF amendments**, pursuant to Section 200 of the New York City Charter, of the Zoning Resolution of the City of New York, relating to various sections concerning: the establishment of new zoning districts (R6A, R6B, R7A, R7B, R7X, R8X, C1-6A, C1-7A, C2-6A, C4-2A, C4-3A, C4-4A, C4-5A, C4-5X, C5-1A, C6-3A, C6-4A); the establishment of the Quality Housing Program; the elimination of the special permit for Housing Quality Developments; and the modification of street wall and height and setback regulations in certain contextual districts, as follows:

- Matter in **Bold Type** is new;
- Matter in [brackets] is old, to be omitted;
- Matter in *italics* is defined in Section 12-10 or 28-02.

Article 1

General Provisions

Chapter 1 Title, Establishment of Controls, and Interpretation of Regulations

\* \* \*



11-12

Establishment of Districts

In order to carry out the purposes and provisions of this Resolution, the following districts are hereby established:

Residence Districts

\* \* \*

**R6A General Residence District**

**R6B General Residence District**

\* \* \*

**R7A General Residence District**

**R7B General Residence District**

**R7X General Residence District**

\* \* \*

**R8X General Residence District**

\* \* \*

Commercial Districts

\* \* \*

**C1-6A Local Retail District**

\* \* \*

**C1-7A Local Retail District**

\* \* \*

**C2-6A Local Service District**

\* \* \*

**C4-2A General Commercial District**

\* \* \*

**C4-3A General Commercial District**

\* \* \*

**C4-4A General Commercial District**

\* \* \*

**C4-5A General Commercial District**

\* \* \*

**C4-5X General Commercial District**

\* \* \*

**C5-1A Restricted Central Commercial District**

\* \* \*

**C6-3A General Central Commercial District**

\* \* \*

**C6-4A General Central Commercial District**

\* \* \*

**12-10 DEFINITIONS**

\* \* \*

**Lot Coverage, Quality Housing**

“Quality Housing lot coverage” is that portion of the *zoning lot* which, when viewed directly from above, would be covered by any portion of a *building developed or enlarged pursuant to the Quality Housing Program*. Obstructions permitted pursuant to Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) shall not be included in *Quality Housing lot coverage*.

\* \* \*

**Manhattan Core**

The “Manhattan Core” is the Borough of Manhattan south of 96th Street excluding Community District 3.

\* \* \*

**Physical Culture or Health Establishments**

\* \* \*

[Non-commercial physical culture or health facilities in a Housing Quality development under Section 74-95 (Housing Quality Development), may qualify as a *community facility use* provided that such health related facilities are located in a C2, C4, C5 or C6 District and provided further that the Commission makes the findings as set forth in Section 73-36 (Physical Culture of Health Establishments) of the Zoning Resolution in lieu of the special permit procedure pursuant thereto.]

\* \* \*

**Sky exposure or front sky exposure plane**

A “sky exposure plane” or a “front sky exposure plane” is an imaginary inclined plane:

- (a) Beginning above the *street line* (or where so indicated, above the *front yard line*) at a height set forth in the district regulations; and
- (b) Rising over a *zoning lot* at a ratio of vertical distance to horizontal distance set forth in the district regulations.

Sky exposure plane, rear

A "rear sky exposure plane" is an imaginary inclined plane:

- (a) Beginning above a line at a distance of 100 feet from and parallel to the *street line* and at a height set forth in the district regulations, and
- (b) Rising over a *zoning lot* at a ratio of vertical distance to horizontal distance set forth in the district regulations.

\* \* \*

## Article II

### Residential District Regulations

\* \* \*

#### Chapter 3 Bulk Regulations for Residential Buildings in Residence Districts

#### 23-00 APPLICABILITY AND GENERAL PURPOSES

#### 23-01

#### Applicability of This Chapter

\* \* \*

[All districts in Column A shall comply with the regulations for districts indicated in Column B except as set forth in the Section indicated in Column C.

Column A	Column B	Column C
R8A	R8	23-142, 23-143, 13-145, 23-22
R8B		23-223, 23-25, 23-533, 23-632 23-633, 23-71
R9A	R9	23-142, 23-143, 23-145, 23-22 23-223, 23-533, 23-632, 23-633 23,71
R9X	R9	23-142, 23-143, 23-145, 23,22 23-223, 23-25, 23-533, 23-632 23-71
R10A	R10	23-145, 23-15, 23,22, 23-223, 23-533, 23-632, 23-633, 23-71]

\* \* \*

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI and XII.

\* \* \*

### 23-011

#### District designations

Whenever a section lists a district with a letter suffix the provisions applicable to the letter suffix district are different from the provisions applicable to the district without such suffix as set forth in that section.

### 23-012

#### Quality Housing Program

In R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X or R10A Districts any *development* or *enlargement* shall comply with the applicable district *bulk* regulations as set forth in this Chapter and any *residential development*, *enlargement*, *extension* or conversion shall also comply with the requirements of Article II, Chapter 8 (Quality Housing Program).

In other R6, R7, R8, R9 or R10 Districts the *bulk* regulations applicable to Quality Housing *developments* may, as an alternative, be applied if the *zoning lot* is *developed* pursuant to all of the requirements of the Quality Housing Program. Such *development* may be subsequently *enlarged* only pursuant to the Quality Housing Program. However, these *bulk* regulations shall not apply in these districts to:

- (a) *enlargements, extensions or conversions of buildings* unless such *buildings* have been *developed* pursuant to the Quality Housing Program;
- (b) *developments* on a *zoning lot* containing existing *buildings*;
- (c) *developments* on *zoning lots* resulting from the subdivision of a *zoning lot* containing existing *buildings*, if such *development* or subdivision results in a *non-compliance* or an increase in the degree of an existing *non-compliance* pursuant to the non-Quality Housing *bulk* regulations applicable in such districts.

The Quality Housing Program shall not apply in Special Purpose Districts except the *Special Limited Commercial District* and the *Special Transit Land Use District* or to Article VII, Chapter 8 (Large Scale Residential Developments).

23-02

General Purposes of Residential Bulk Regulations

The following bulk regulations are adopted in order to protect residential areas against congestion and to encourage the development of desirable and stable residential neighborhoods. In order to achieve these purposes, a direct control of density as well as of the physical volume of buildings is established. [In order to open up residential areas to light and air and encourage better standards of open space, moderately higher levels of density and of building volume are permitted when greater amounts of open space are provided.]

\* \* \*

23-13

Balconies

23-131

In R1 through R10 Districts

R1, R2, R3, R4, R5, R6, R7, R8, R9, R10

In the districts indicated, balconies which;

- (a) are unenclosed except for a parapet not exceeding three feet, eight inches in height or a railing not less than 50 percent open and not exceeding four feet, six inches in height;
- (b) are located at or higher than the floor level of the third *story* of a *building* or at least 20 feet above *curb level* and except that in the case of a *residential building* not more than 32 feet in height, such balconies may be located at or above the floor level of the second *story* provided that such

balcony is located not lower than seven feet above *curb level*, or seven feet above adjacent natural grade, whichever is higher;

- (c) have an aggregate length, at the level of any *story*, not exceeding 50 percent of the length at that level of the plane surface of the *building wall* from which they project; and
- (d) have an aggregate area of projection at the level of any *story*, not exceeding, in square feet, 1.8 times the length in feet at that level of such plane surface,

may, by a distance not exceeding nine feet, penetrate any *sky exposure plane* or project into or over any required open area set forth in the following sections:

- [a] (i) *Open space*, as defined in Section 12-10 (DEFINITIONS);
- [b] (ii) *Plazas*, as defined in Section 12-10 (DEFINITIONS);
- [c] (iii) *Rear yards*, as defined in Section 12-10 (DEFINITIONS);
- [d] (iv) *Initial setback distances*, or *sky exposure planes*, as set forth in Section 23-63 (Maximum Height of Frontal Wall and Required Front Setbacks);
- [e] (v) Alternate front setbacks or *sky exposure planes*, as set forth in Section 23-64 (Alternate Front Setbacks);
- [f] (vi) Open areas not occupied by towers, as set forth in Section 23-65 (Tower Regulations);
- [g] (vii) Required side and rear setbacks, as set forth in Section 23-66 (Required Side and Rear Setbacks);
- [h] (viii) Required distances between *buildings*, as set forth in Section 23-71 (Minimum Distance between Buildings on a Single Zoning Lot);
- [i] (ix) *Pedestrian mall*.

However, for *residential buildings developed*, or *enlarged* where permitted, pursuant to the Quality Housing Program the provisions of Section 23-132 (Balconies in R6A through R10A Districts) shall apply.

## 23-132

### Balconies in R6A through R10A Districts

#### R6A, R7A, R8A, R9A, R10A, R6B, R7B, R8B, R7X, R8X, R9X

- (a) In the districts indicated, balconies may be provided as set forth in Section 23-131 paragraphs (a) through (d) except that projections shall conform to the provisions of paragraph (b) below. In addition, balconies may be

enclosed by the *building* walls provided that at least 33 percent of the perimeter of such balcony is unenclosed except for a parapet not exceeding three feet, eight inches in height or a railing not less than 50 percent open and not exceeding four feet, six inches in height, and such balcony is counted as *Quality Housing lot coverage*. The area of such balcony shall be excluded from the definition of *floor area*.

(b) In no event shall balconies:

- (i) project by a distance greater than seven feet as measured from the plane surface of the *building* wall from which it projects;
- (ii) penetrate the *front or rear sky exposure planes*;
- (iii) project into the minimum required distance between *buildings* on the same *zoning lot*;
- (iv) cover more than 10 percent of the area designated as outdoor recreation space pursuant to Section 28-30 (RECREATION SPACE AND PLANTING AREAS).

23-14

Minimum Required Open Space Ratio, Maximum Quality Housing Lot Coverage and Maximum Floor Area Ratio in R1 through R9 Districts and R6A through R10A Districts

R1,R2,R3,R4,R5,R6,R7,R8,R9,R6A,R7A,R8A,  
R9A,R6B,R7B,R8B,R7X,R8X,R9X,R10A

In the districts indicated, except as otherwise provided in Section 23-19 (Special Provisions for Zoning Lots Divided by District Boundaries), for any *building* on a *zoning lot*, the minimum required *open space ratio* shall not be less than set forth in this Section; the maximum *Quality Housing lot coverage* shall not exceed the *Quality Housing lot coverage* as set forth in this Section; and the maximum *floor area ratio* shall not exceed the *floor area ratio* set forth in this Section. Any given *lot area* or area of *open space* shall be counted only once in determining the *floor area ratio* or the *open space ratio*.

Any *building*, in addition to complying with the provisions of this Section, shall be subject to the provisions set forth in Section 23-22 (Required Lot Area Per Dwelling Unit or Per Room) as well as all other applicable *bulk* regulations as set forth in this Chapter.

\* \* \*

## 23-142

In R6, R7, R8 or R9 Districts

R6,R7,R8,R9

Except as otherwise provided in Section 23-144 (For non-profit residences for the elderly in R3, R4, R5, R6 and R7 Districts), Section 23-145 [In R8A, R8B, R9A, R9X or R10A Districts] (For residential buildings developed or enlarged pursuant to the Quality Housing Program) and Section 23-146 (Optional provisions for certain R5 and R6 Districts in Brooklyn), in the districts indicated the minimum required *open space ratio* and the maximum *floor area ratio* for any *building* on a *zoning lot* shall be as set forth in the following table for *buildings* with the *height factor* indicated in the table.<sup>1</sup>

Table unchanged

\* \* \*

## 23-143

For high buildings in R6, R7, R8 or R9 Districts

R6,R7,R8,R9

Except as otherwise provided in Section 23-144 (For non-profit residences for the elderly in R3, R4, R5, R6 and R7 Districts), [and Section 23-145 (In R8A, R8B, R9A, R9X or R10A Districts)] in the districts indicated, for *buildings* with *height factors* greater than 21, the minimum required *open space ratio* shall be as set forth in the following table:

Table unchanged

\* \* \*

## 23-144

For non-profit-residence for the elderly in R3, R4, R5, R6 and R7 Districts

R3,R4,R5,R6,R7

In the districts indicated, the minimum required *open space ratio* and the maximum *floor area ratio* for *non-profit residences for the elderly* shall be as set forth in the following table:

Table unchanged

\* \* \*

However, in R6 or R7 Districts the minimum required *open space ratio* shall not apply to *non-profit residences for the elderly developed*, or *enlarged* where permitted, pursuant to the Quality Housing Program. Such *developments* or



***enlargements shall be subject to the requirements of R6A or R7A Districts, respectively, as set forth in Section 23-147 (For non-profit residences for the elderly in R6A, R6B, R7A, R7B or R7X Districts).***

[23-145

In R8A, R8B, R9A, R9X or R10A Districts

R8A,R9A,R8B,R9X

In the districts indicated, the *height factor* and *open space ratio* regulations shall not apply.

The maximum permitted *floor area ratio* and the maximum permitted *lot coverage* on a *zoning lot* shall be as set forth in the following table:

Table Unchanged

\* \* \*

For the purposes of this Section any obstructions on a *zoning lot* pursuant to Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) shall not count as *lot coverage*.]

23-145

**For residential buildings developed or enlarged pursuant to the Quality Housing Program**

**R6,R7,R8,R9,R10**

In the districts indicated, the maximum *Quality Housing lot coverage* and the maximum *floor area ratio* for any *residential building* on a *zoning lot developed or enlarged* pursuant to the Quality Housing Program shall be as set forth in the table below and the maximums for *developments, or enlargements* where permitted, located within 100 feet of a *wide street* in R6, R7 or R8 Districts without a letter suffix outside the *Manhattan Core*, shall be as designated by the same district with an asterisk.

**Maximum *Quality Housing*  
Lot Coverage (in percent)**

<i>Corner Lot</i>	<i>Interior Lot or Through Lot</i>	<i>Maximum Floor Area Ratio</i>	<i>District</i>
80	60	2.43	R6
80	65	3.00	R6*,R6A,R7B
80	60	2.00	R6B
80	65	3.44	R7
80	65	4.00	R7*,R7A
80	70	5.00	R7X
80	70	6.02	R8,R8A,R8X
80	70	7.20	R8*
80	70	4.00	R8B
80	70	7.52	R9,R9A
80	70	9.00	R9X
100	70	10.00	R10,R10A

Note: This Section shall not apply to *enlargements* of *buildings* which were not *developed* pursuant to the Quality Housing Program in R6, R7, R8, R9 or R10 Districts without a letter suffix.

\* \* \*

**23-147**

For non-profit residences for the elderly in R6A, R6B, R7A, R7B and R7X Districts

**R6A,R7A,R6B,R7B,R7X**

In the districts indicated, the maximum *Quality Housing lot coverage* and the maximum *floor area ratio* for *non-profit residences for the elderly* shall be as set forth in the following table:

**Maximum Quality Housing  
Lot Coverage (in percent)**

<i>Corner Lot</i>	<i>Interior Lot or Through Lot</i>	<i>Maximum Floor Area Ratio</i>	<i>District</i>
80	60	3.90	R6A
80	60	2.00	R6B
80	65	5.01	R7A
80	65	3.90	R7B
80	70	5.01	R7X

\* \* \*

23-15

Maximum Floor Area Ratio in R10 Districts

R10

In the district indicated, the *floor area ratio for any building on a zoning lot* shall not exceed 10.0 except as provided in the following sections:

Section 23-16 (Floor Area Bonus for a Plaza)

Section 23-17 (Floor Area Bonus for a Plaza-Connected Open Area)

Section 23-18 (Floor Area Bonus for Arcades)

Section 23-19 (Special Provisions for Zoning Lots Divided by District Boundaries)

Section 82-08 (Modification of Bulk and Height and Setback Requirements)

Notwithstanding any other provision of this Resolution, the maximum *floor area ratio* shall not exceed 12.0.

Any *building*, in addition to complying with the provisions of this Section, shall be subject to the provisions set forth in Section 23-22 (Required Lot Area Per Dwelling Unit or Per Room), as well as to all other applicable *bulk* regulations as set forth in this Chapter.

All *developments* or *enlargements* located within the boundaries of Community Board 7 in the Borough of Manhattan shall be subject to the requirements of Section 23-151 (R10 Infill) and no *floor area* bonus shall be granted for such *developments* or *enlargements*, except as otherwise set forth in Section 23-151.

**The provisions of Sections 23-16 (Floor Area Bonus for a Plaza), 23-17 (Floor Area Bonus for a Plaza-Connected Open Area) and 23-18 (Floor Area Bonus for**

Arcades) shall not apply to *developments* or *enlargements*, pursuant to the Quality Housing Program.

\* \* \*

23-19

Special Provisions for Zoning Lots Divided by District Boundaries

R1,R2,R3,R4,R5,R6,R7,R8,R9,R10

In the districts indicated, whenever a *zoning lot* is divided by a boundary between districts or is subject to other regulations resulting in [with] different minimum required *open space ratios*; [or] different maximum *floor areas ratios*; **different Quality Housing lot coverages**; or *open space ratios* and **Quality Housing lot coverages**, on portions of the *zoning lot* the provisions set forth in Article VII, Chapter 7, shall apply.

\* \* \*

23-22

Required Lot Area per Dwelling Unit, Lot Area per Room or Floor Area per Room

R1,R2,R3,R4,R5,R6,R7,R8,R9,R10

\* \* \*

(c) In R3, R6, R7, **R8**, R9, and R10 Districts, the *lot area* required is expressed in terms of *rooms*, and as indicated, the total *lot area* or a *zoning lot* shall not be less than as set forth in this Section, except as provided in the following sections:

\* \* \*

However, for *residential buildings developed*, or *enlarged* where permitted, pursuant to the Quality Housing Program, the *lot area* requirement shall be as set forth in (d) below.

(d) In [the] **R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X** or R10A Districts the *lot area* requirement is expressed in terms of *dwelling units* or *rooming units* and the *lot area per dwelling unit* or *rooming unit* shall not be less than as set forth in this Section, except as provided in the following sections:

\* \* \*

Any given *lot area* shall be counted only once in meeting the *lot area* requirements.

23-223

In R6, R7, R8, R9 or R10 Districts

\* \* \*

[3 In the districts indicated, the required *lot area per dwelling unit* shall not be less than as set forth in the following table:

REQUIRED LOT AREA

(in square feet)

Per <i>Dwelling</i> <i>Unit</i>	Per <i>Rooming</i> <i>Unit</i>	District
110	44	R8A
130	104	R8B
98	78	R9A
83	66	R9X
75	60	R10A]

**R6,R7,R8,R9,R10**

(3) In the districts indicated, and for *residential buildings developed*, or *enlarged* where permitted, pursuant to the Quality Housing Program, the *lot area per dwelling unit* or *rooming unit* shall not be less than as set forth in the table below and the *lot area per dwelling unit* or *rooming unit* for *developments*, or *enlargements* where permitted, located within 100 feet of a *wide street* in R6, R7 or R8 Districts without a letter suffix outside the *Manhattan Core*, shall be as designated by the same district with an asterisk.

## REQUIRED AREA

(in square feet)

Per Dwelling Unit	Per Rooming Unit	District
290	206	R6
357	250	R6B
235	167	R6*,R6A,R7B
206	138	R7
177	125	R7*,R7A,R8B
142	100	R7X
127	88	R8,R8A,R8X
106	80	R8*
102	78	R9,R9A
92	66	R9X
82	60	R10,R10A

NOTE: This section shall not apply to *enlargements* of buildings which were not *developed* pursuant to the Quality Housing Program in R6, R7, R8, R9 or R10 Districts without a letter suffix.

\* \* \*

23-225

Lot area requirements for non-profit residences for the elderly

R3,R4,R5,R6,R7

(a) In the districts indicated, the required *lot area per room* for *non-profit residences for the elderly* shall be not less than as set forth in the following table:

Table Unchanged

\* \* \*

*Non-profit residences for the elderly developed, or enlarged* where permitted, pursuant to the Quality Housing Program shall be subject to (b) below.

R6,R7

(b) In the districts indicated, the required *lot area per dwelling unit or rooming unit for non-profit residences for the elderly developed, or enlarged* where permitted, pursuant to the Quality Housing Program shall not be less than as set forth in the following table:

**REQUIRED LOT AREA**

(in square feet)		
Per <i>Dwelling</i> <i>Unit</i>	Per <i>Rooming</i> <i>Unit</i>	District
183	146	R6,R6A,R7B
338	270	R6B
143	114	R7,R7A,R7X

**NOTE:** This Section shall not apply to *enlargements of residences* which were not *developed* pursuant to the Quality Housing Program in R6 or R7 Districts without a letter suffix.

\* \* \*

23-25

Special Provisions for Buildings Used Partly for Non-Residential Uses

R1,R2,R3,R6,R7,R8,R9,R10

In the districts indicated, if a *building* is used partly for *residences* and partly for *non-residential uses* (other than *community facility uses*, the provisions for which are set forth in Article II, Chapter 4), for each 100 square feet of *floor area* used for such *non-residential uses*, at least the amount *lot area* set forth in the following table shall be provided. *Developments, or enlargements* where permitted, pursuant to the quality Housing Program located within 100 feet of a *wide street* in R6, R7, or R8 Districts without a letter suffix outside the *Manhattan Core* shall provide the *lot area* designated by the same district with an asterick. Such *lot area* shall be in addition to that required for the *residential uses* under the provisions of Section 23-22 (Required Lot Area per Dwelling Unit or Per Room).

## REQUIRED LOT AREA PER 100 SQUARE FEET OF FLOOR AREA

Square Feet	Districts
200	R1,R2,R3
45	R6
<b>50</b>	<b>R6B</b>
30	<b>R6*,R6A,R7,R7B</b>
25	<b>R7*,R7A, R8B</b>
20	R7X,R8
17	<b>R8*,R8A,R8X</b>
15	R9,R9A
11	R9X
10	R10,R10A

\* \* \*

23-28

## Special Provisions for Zoning Lots Divided by District Boundaries

R1,R2,R3,R4,R5,R6,R7,R9,R10

In all districts, as indicated, whenever, a *zoning lot* is divided by a boundary between districts or is subject to other regulations resulting in [with] different requirements for *lot area per dwelling unit* or *per room* or for *lot area* for permitted non-residential uses on portions of the *zoning lot*, the provisions set forth in Article VII, Chapter 7, shall apply.

\* \* \*

23-44

## Permitted Obstructions in Required Yards or Rear Yard Equivalents

In all *Residence Districts*, the following shall not be considered obstructions when located within a required *yard* or *rear yard equivalent*:

\* \* \*

## Steps, and ramps for access by the handicapped

\* \* \*

In R6B or R7B Districts, and in R6 or R7 Districts without a letter suffix on *narrow streets* except within 100 feet of a *wide street*, unenclosed balconies subject to the applicable provisions of Section 23-13 (Balconies) may project over a required *front yard* for a distance not exceeding 50 percent of the depth of the *front yard* or seven feet whichever is less.



(b)

\* \* \*

23-45

Minimum Required Front Yards

R1,R2,R3,R4,R5,**R6,R7,R6B,R7B**

In the districts indicated, *front yards* shall be provided as set forth in the following table, except that for a *corner lot* in an R1-2 District, one *front yard* may have a depth of 15 feet, and for a *corner lot* in an R3, or R4 or R5 District one *front yard* may have a depth of 10 feet.

## FRONT YARD

Feet	District
20	R1
15	R2,R3
18	R4,R5
5	<b>R6B,R7B</b>

In R6 or R7 Districts without a letter suffix, *front yards* with a minimum depth of five feet shall be provided for *residential buildings developed, or enlarged* where permitted, pursuant to the Quality Housing Program on *narrow streets* except within 100 feet of a *wide street*.

\* \* \*

23-462

Side yards for all other residential buildings

R3, R4, R5, R6, R7, R8, R9, R10

\* \* \*

R6, R7, R8, R9, R10

(b) In the districts indicated, no *side yards* are required. However, if any open area extending along a *side lot line* is provided at **any level**, it shall be at least eight feet wide.

\* \* \*

23-464

Side yards for buildings used for permitted non-residential uses

\* \* \*

R6,R7,R8,R9,R10

- (b) In the districts indicated, no *side yards* are required. However, if any open area extending along a *side lot line* is provided at any level, it shall be at least eight feet wide.

\* \* \*

23-51

Special Provisions Applying along District Boundaries

R6,R7,R8,R9,R10

In the districts indicated, if the boundary of an adjoining R1, R2, R3, R4, or R5 Districts coincides with *side lot line* of a *zoning lot*, a *side yard* at least eight feet wide shall be provided along such boundary within the districts indicated. In addition, portions of *buildings developed or enlarged* in R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X or R10A Districts, or portions of *residential buildings developed, or enlarged* where permitted, pursuant to the Quality Housing Program in other R6, R7, R8, R9 or R10 Districts, shall comply with the requirements for R6B Districts in Sections 23-45 (Minimum Required Front Yards) and 23-633 (Street wall and height and setback regulations in certain districts) when such portions are located within 25 feet of the boundary of an R1, R2, R3, R4, R5 or R6B District.

\* \* \*

23-53

Special Provisions for Through Lots

R1,R2,R3,R4,R5,R6,R7,R8,R9,R10

In all districts as indicated, the regulations of this Section shall apply to all *through lots*. [except that] In the case of a *zoning lot* occupying an entire *block*, no *rear yard* or *rear yard equivalent* shall be required except as otherwise provided in Section 23-533 (Required rear yard equivalents).

\* \* \*

23-533

Required rear yard equivalents

R4,R5,R6,R7,R8,R9,R10

In the districts indicated, on any *through lot* 110 feet or more in maximum depth from *street* to *street*, one of the following *rear yard equivalents* shall be provided:

- (a) An open area with a minimum depth of 60 feet, linking adjoining *rear yards*, or if no such *rear yards* exist, then an open area, with a minimum

depth of 60 feet, midway (or within five feet of being midway) between the two *street lines* upon which such *through lot* fronts. ***Buildings developed or enlarged in R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X and R10A Districts or residential buildings developed, or enlarged where permitted, pursuant to the Quality Housing Program in other R6, R7, R8, R9 or R10 Districts, shall provide a rear yard equivalent only as set forth in this paragraph.***

\* \* \*

[(d) In R8A, R8B, R9A, R9X and R10A Districts the provisions of paragraphs (b) and (c) above shall not apply.]

\* \* \*

23-55

Special Provisions for Zoning Lots Divided by District Boundaries

R1,R2,R3,R4,R5,R6,R7,R8,R9,R10

In all districts, as indicated whenever a *zoning lot* is divided by a boundary between districts or is subject to other regulations resulting in [with] different *yard regulations on portions of the zoning lot* the provisions set forth in Article VII, Chapter 7, shall apply.

\* \* \*

23-62

Permitted Obstructions

In all *Residence Districts*, the following shall not be considered obstructions and may thus penetrate a maximum height limit or [a] *front or rear sky exposure planes* set forth in Section 23-63 (Maximum Height of Front Wall and Required Front Setbacks), or Section 23-69 (Limited Height Districts):

\* \* \*

23-63

Maximum Height of Front Wall and Required Front Setbacks

R1,R2,R3,R4,R5,R6,R7,R8,R9,R10

\* \* \*

[In the Borough of Manhattan, in R7-2 Districts, the City Planning Commission may authorize modifications of front height and setback regulations for new *residential developments* not exceeding 7 stories in height provided the Commission finds that such *development* preserves

neighborhood scale and does not alter the essential character of the surrounding area and adversely affect access to light and air.]

\* \* \*

23-632

Front setbacks in districts where front yards are not required

\* \* \*

[(b) In R8A, R8B, R9A, RX and R10A Districts the maximum height of a *street wall* or any other portion of a *building or other structure* shall be as set forth in Section 23-633 (Street wall and height and setback regulations in certain districts).]

**R6A, R7A, R8A, R9A, R10A, R6B, R7B, R8B, R7X, R8X, R9X**

(b) In the districts indicated, and for any *development*, or *enlargement* where permitted, pursuant to the Quality Housing Program in other R6, R7, R8, R9 or R10 Districts, the provisions of this Section shall be inapplicable. In lieu thereof, the provisions of Section 23-633 (Street wall and height and setback regulations in certain districts) shall apply.

23-633

Street wall and height and setback regulations in certain districts

**R6A, R7A, R8A, R9A, R10A, R6B, R7B, R8B, R7X, R8X, R9X**

In the districts indicated, *street wall*, and height and setback regulations are set forth in this section. The provisions of Sections 23-64 (Alternate Front Setbacks) and 23-65 (Tower Regulations) shall not apply.

#### 1. Location of Street Wall

R8A, R9A, R9X, R10A

(a) In the districts indicated, the *street wall* of any *development* or *enlargement* for the first two *stories* or 23 feet, whichever is greater, shall be located on the *street line* and extend the entire [width] **length of the *street line*** of the *zoning lot*, except as provided in paragraph [(b)](f) and [(3)] **sub-section 3 (Modification of Street Wall Requirements)** below.

However, at the intersection of two *street lines* the *street wall* may be located [within five feet of the *street line*, measured perpendicular to the *street*] **anywhere within an area bounded by the two *street lines* and lines parallel to and five feet from each *street line*.** [Recesses are permitted only for entrances and windows.]

Except as provided in [(3)] **sub-section 3** below, for any *development* or *enlargement* fronting on a *wide street* the *street walls* above the level of the second

*story* or 23 feet, whichever is greater, shall comply with one of the following options. Under all options, at the intersection of two *street lines*, the mandatory *street wall* may be located [within five feet of the *street line*, measured perpendicular to the *street*] **anywhere within an area bounded by the two *street lines* and lines parallel to and five feet from each *street line*.**

Option 1

Mandatory *street walls* shall be located on the *street line* and extend the entire [width] **length of the *street line*** of the *zoning lot* [fronting on] **along a wide *street*.**

Option 2

At least 50% of the aggregate length of the *street walls* shall comply with Option 1. The remainder of the aggregate length of the mandatory *street walls* at each *story* may be recessed from the *street line* to a depth not exceeding 10 feet provided that the length of any such recess does not exceed 25% of the aggregate length of the *street walls* at each *story*.

Option 3

A minimum of 75% of the aggregate area of the mandatory *street walls* at each *story* shall be within five feet of the *street line* provided that the mandatory *street walls* shall abut the *street line* at least once every 25 feet.

These location provisions shall apply to all *development* or *enlargements* on *zoning lots* along a *narrow street* within 50 feet of its intersection with a *wide street*.

**Recesses shall comply with the applicable regulations of Section 23-80 (COURT REGULATIONS AND MINIMUM DISTANCE BETWEEN WINDOWS AND WALLS OR LOT LINES.)**

R8A, R9A, R9X, R10A

(b) In the districts indicated, on a *narrow street*, [beyond] **except within a distance of 50 feet from an [its] intersection with a *wide street***, the *street wall* of any *development* or *enlargement* shall be located no further from the *street line* than the front wall of [the nearest] **any adjacent existing *building*** on [an adjacent] **the same or another *zoning lot*** fronting on the same *street line*. If the mandatory *street wall* is located within five feet of the *street line* it shall comply with one of the following options.

Option 1

A maximum of 50% of the aggregate length of the mandatory *street wall* at each *story* may be recessed from the *street line* to a depth not exceeding ten

feet provided that the length of any such recess does not exceed 25% of the aggregate length of the *street wall* at each *story*.

#### Option 2

A minimum of 75% of the aggregate area of the *street wall* at each *story* shall be within five feet of the *street line*.

#### **Recesses shall comply with the applicable regulations of Section 23-80 (COURT REGULATIONS AND MINIMUM DISTANCE BETWEEN WINDOWS AND WALLS OR LOT LINES).**

No *street wall* facing a *narrow street* [beyond] **except within** a distance of 50 feet from [its] **an** intersection with a *wide street* is required if the resulting open area is maintained as follows:

1. Its elevation shall be within 2 feet of the abutting sidewalk.
2. No wall or fence above a height of 30 inches above curb level shall consist of elements more than 1½ inches thick and less than 5 inches apart.
3. Its entire area shall be covered by decorative unit pavers, shrubbery, grass, or landscaped elements not more than 30 inches high, and
4. If such resulting area is 1,500 to 2,000 square feet, it shall contain at least three 4" caliper trees, and there shall be one additional 4" caliper tree for each additional 1,000 square feet or fraction thereof; or
5. If such resulting area is less than 1,500 square feet and contains fewer than three 4" caliper trees, it shall contain shrubbery for at least 25 per cent of its area.

#### R8B

- (c) [In the district indicated the *street wall* of any *development* or *enlargement* on a *wide street* shall be located no further from the *street line* than the front wall of the nearest *building* on an adjacent *zoning lot* fronting on the same *street line*; and on a *narrow street* the *street wall* of any *development* or *enlargement* shall be neither closer to nor further from the *street line* than the front wall of the nearest *building* on an adjacent *zoning lot* fronting on the same *street line* and shall extend the entire width of the *zoning lot* except as provided in (3) below. Recesses and projections are permitted provided that the aggregate length of all recesses or projections at the level of any *story* does not exceed 50 per cent of the length of the mandatory *street wall*. The depth of such recesses or projections shall not exceed four feet and balconies shall not project more than two feet from the mandatory *street wall* of a *building*. Recesses shall comply with the applicable *outer court* regulations of Section 23-84 (Outer Court Regulations).]

In the district indicated the *street wall* of any *development* or *enlargement* shall be located in accordance with the provisions of paragraphs (i) through (iv) below, except as provided in sub-section 3 (Modification of Street Wall Requirements). A *narrow street* having a *street line* measuring less than 230 feet between intersecting *street lines* shall be considered a *wide street* in applying the provisions of paragraphs (i) through (iv) below.

- (i) On a *wide street* the *street wall* shall be located within 8 feet of the *street line*. However, if the front wall of any adjacent existing *building* on the same or another *zoning lot* fronting on the same *street line* is further than 8 feet from the *street line*, the *street wall* may be set back further than 8 feet but not more than either of such adjacent front walls. This requirement shall apply to all *developments* or *enlargements* on *zoning lots* along a *narrow street* within 50 feet of its intersection with a *wide street*.
- (ii) On a *narrow street* beyond a distance of 50 feet from its intersection with a *wide street*, but within 100 feet of such intersection, the *street wall* shall be neither closer to nor further from the *street line* than the front wall of any adjacent existing *building* on the same or another *zoning lot* fronting on the same *street line*, but need not be more than 15 feet from the *street line*. Where a *zoning lot* is located at the intersection of a *wide street* and a *narrow street* no *street wall* is required along such 50 foot portion of the *narrow street* frontage, provided any resulting open area is maintained as specified for open areas in Section 23-633 sub-section 1 paragraph (b) above. However, if a *street wall* is provided within the optional *street wall* portion of the *narrow street* frontage of such *zoning lot* it shall be subject to the location requirements of paragraph (i) above.
- (iii) On a *narrow street* except within a distance of 100 feet from an intersection with a *wide street* the *street wall* shall be neither closer to nor further from the *street line* than the front wall of any adjacent existing *building* on the same or another *zoning lot* fronting on the same *street line*, but need not be more than 15 feet from the *street line*.
- (iv) The mandatory *street wall* pursuant to paragraphs (i), (ii), and (iii) above shall extend the entire length of the *street line* of the *zoning lot* from *side lot line* to *side lot line* or intersecting *street wall*, except as provided in paragraph (ii) above, or sub-section 3 (Modification of Street Wall Requirements). Recesses and projections are permitted, except within 20 feet of a *street corner*, provided that the aggregate length of all recesses or projections at the level of any *story* does not exceed 50 per cent of the *street wall*. The depth of such recesses or projections shall not exceed four feet and balconies shall not extend more than two feet from the *street wall* of a *building*. Recesses shall comply with the applicable *outer court* regulations of Section 23-80 (COURT

**REGULATIONS AND MINIMUM DISTANCE BETWEEN WINDOWS AND WALLS OR LOT LINES).**

**R6B,R7B,R6A,R7A,R7X,R8X**

- (d) In the districts indicated, and for *residential buildings developed, or enlarged* where permitted, pursuant to the Quality Housing Program in other R6, R7, R8, R9 or R10 Districts without a letter suffix, all *street walls* of any *development or enlargement* shall be located no further from the *street line* than the maximum permitted *street wall* setback distance until the height of such *street wall* equals the height above the *street line* of the *front sky exposure plane* as set forth in the table below except as provided in paragraph (f) and subsection 3 (Street Wall Modifications) below. However, at any level a portion of any *street wall* below the height above the *street line* of the *sky exposure plane* may be located beyond the maximum *street wall* setback distance provided that such portion of the *street wall* does not exceed 25% of the length of that *street wall* and is located in an *outer court* which complies with the requirements of Section 23-80 (COURT REGULATIONS AND MINIMUM DISTANCE BETWEEN WINDOWS AND WALLS OR LOT LINES). No driveways or parking spaces are permitted in such *outer court*. These *street wall* requirements shall be applicable to only one *street* on *through lots* which extend less than 110 feet in maximum depth from *street* to *street*, but shall apply to both *streets* on deeper *through lots*.

These *street wall* requirements shall be inapplicable along a *wide street* within 15 feet of its intersection with a *narrow street* or to any *street wall* located beyond 100 feet from a *street line*.

**R6B,R7B**

- (e) In the districts indicated, on a *narrow street* except within a distance of 100 feet from an intersection with a *wide street*, if the front wall of an adjacent existing *building* on the same or an abutting *zoning lot* fronting on the same *street* is between five and 15 feet from the *street line*, then the front wall of the *development or enlargement* shall be neither closer to nor further from the *street line* than the front wall of an adjacent existing *building*.

**R8A, R8B, R6A, R6B, R7A, R7B, R7X, R8X, R9A, R9X, R10A**

- (f) [(d)] In the districts indicated, and for *residential buildings developed, or enlarged* where permitted, pursuant to the Quality Housing Program in other R6, R7, R8, R9 or R10 Districts, A vertical *enlargement* in excess of one *story* or 15 feet to an existing *building* is permitted only pursuant to the mandatory requirements of the above provisions or as a vertical



extension of the existing *street wall* except as provided in [(3)] **sub-section 3** below.

**2. Height of Street Wall**

[R8A, R8B, R9A, R9X, R10A]

[In the districts indicated the mandatory minimum height above *curb level* of a *street wall*, without a setback, shall be as set forth in Column A, or the height of the *building*, whichever is less; the maximum permitted height of a *street wall* without a setback at the *street line* shall be as set forth in Column B; and above such specified maximum height the *building or other structure* shall not penetrate the *sky exposure plan* as set forth in Column B in the table below:]

Column A		Column B			
<i>Sky Exposure Plane**</i>					
Mandatory minimum height of <i>street wall</i> (in feet)	Maximum permitted height of <i>street wall</i> without setback at the <i>street line</i> (in feet)	Slope over <i>zoning lot</i> (expressed as a ratio of vertical to horizontal distance)			
		Vertical	Horizontal		
<i>Wide street*</i>	<i>Narrow street*</i>				
60	23	85	1.5	to 1	R8A
55	23***	60	1.0	to 1	R8B**
60	23***	100	1.5	to 1	R9A
110	23***	110	2.0	to 1	R9X
125	23***	150	2.5	to 1	R10A

\*The mandatory minimum height of a *street wall* on *wide streets* shall apply to all *developments* or *enlargements* on *zoning lots* on *narrow streets* within 50 feet of the intersection with a *wide street*.

\*\*The *sky exposure plane* shall begin at the maximum permitted height of the *street wall* at the *street line* except that in an R8B district a setback of 20 feet from the *street wall* is required at a height of 60 feet.

\*\*\*No setback shall be permitted below a height of 55 feet except as provided in paragraph 1(d) above.]

**R6A,R6B,R7A,R7B,R7X,R8A,R8B,R8X,R9A,R9X,R10A**

(a) In the districts indicated, and for *residential buildings developed* or *enlarged* where permitted, pursuant to the Quality Housing Program in other R6, R7, R8, R9 or R10 Districts, no *street wall* shall penetrate the *front sky exposure plane* set forth in the table below.

**R8A,R8B,R9A,R9X,R10A**

(b) In the districts indicated, the minimum height above *curb level* of a mandatory *street wall* without setback, shall be as specified in the table below, unless the

height of the *building* is less than such minimum. If such *street wall* along a *narrow street* rises above such minimum height no setbacks shall be permitted below a height of 55 feet except as provided in 1(f) above. The minimum height of a mandatory *street wall* on *wide streets* shall apply to all *developments* or *enlargements* on *zoning lots* on *narrow streets* within 50 feet of the intersection of a *wide street*.

R7X,R8X

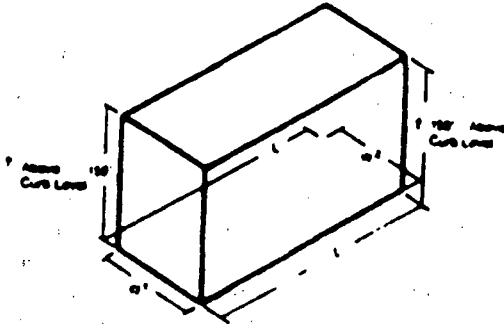
- (c) In the districts indicated, and for *residential buildings developed* or *enlarged* where permitted, pursuant to the Quality Housing Program on *wide streets* in R8 Districts outside the *Manhattan Core*, one of three sets of *sky exposure planes* as set forth in the table below may apply. Alternates 2 and 3 require a minimum setback of 10 feet from the *street wall* from a height of between 65 and 70 feet above *curb level* to the height above the *street line* of the *front sky exposure plane*. The Alternate 3 *sky exposure planes* may apply only if the width of the *street wall* of the *building* above the mandatory front setback level on the *wide street* is less than 50% of the width of the *wide street* frontage of the *zoning lot*. The Alternate 2 *sky exposure planes* may apply if such percentage is between 51% and 90%.

### 3. Modifications of Street Wall Requirements

R6A,R7A,R8A,R9A,R10A,R6B,R7B,R8B,R7X,R8X,R9X

- (a) In the districts indicated, on a *zoning lot* where there is an existing *building* to remain, and when there is to be a new *development* or *enlargement*, that includes *new street walls*, the requirements governing height and location of *street walls* shall not apply within a volume defined by the rear wall of the existing *building* [(W<sup>2</sup>)], the *front lot line* [(W<sup>1</sup>)], the prolongations of the side walls [(L)], and [a height of 150 feet above *curb level*. If, after April 9, 1984, any exterior demolition or destruction occurs within the volume defined the requirements governing *street wall* height and location shall apply.]

the roof of the existing *building*. If after (the effective date of this amendment), any exterior demolition or destruction occurs within this volume or to the boundaries of this volume, or if any *development* or *enlargement* occurs above this volume the requirements governing *street wall* height and location shall apply.



**ILLUSTRATION OF STREET WALL REQUIREMENTS  
FOR CONTEXTUAL ZONES**

L Sidewall and prolongation of existing building

W<sup>1</sup> Front lot line

W<sup>2</sup>Rear wall of existing building]

**R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, R10A**

(b) In the districts indicated, the City Planning Commission may, upon application, authorize modifications in the required *street wall* location of a *development* or *enlargement* if the Commission finds that existing *buildings* or existing open areas serving existing *buildings* to remain on the *zoning lot* would be adversely affected by the location of the *street walls* of the *development* or *enlargement* in the manner prescribed in the paragraphs above.

\* \* \*

**R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, R10A**

**4. Front and Rear Sky Exposure Planes**

In the districts indicated, and for *residential buildings developed, or enlarged where permitted, pursuant to the quality Housing Program in other R6, R7, R8, R9 or R10 Districts*, no *building or other structure* shall penetrate [a *rear sky exposure plane* beginning at a distance of 100 feet from the *street line*, at a height of 30 feet above *curb level* with a slope of 1 foot vertical to 1 foot horizontal.] the *front or rear sky exposures planes* as set forth in the table below.

Both the *front and rear sky exposure planes* shall rise in opposite directions over the *zoning lot* at a ratio of vertical distance to horizontal distance as set forth in the table below and shall terminate at a line where they intersect. When a *street line* intersects any other *street line*, the *front sky exposure planes* of both *street frontages* shall terminate at a line where the *front sky exposure planes* intersect and the *rear sky exposure planes* shall terminate at a line where the *rear sky exposure planes* intersect. In plan, the line of intersection of these planes shall bisect the interior angle formed at the line of intersection of these *street lines* as shown in the diagram below.

\* \* \*

TABLE: STREET WALL AND HEIGHT AND SETBACK REGULATIONS

District	Maximum Street Wall Setback Distance from Street Line (in feet)		Minimum Required Height of a Street Wall within Setback Distance (in feet)		Slope Over Zoning Lot (Expressed as a Ratio of Vertical to Horizontal Distance)			
	on a Wide Street	On a Narrow Street	on a Wide Street	on a Narrow Street	Front Sky Exposure Plane		Rear Sky Exposure Plane	
					Height Above the Street Line (in feet)	Vertical Distance to Horizontal Distance	Height Above the 100-Foot Line (in feet)	Vertical Distance to Horizontal Distance
	Street	Street	Street	Street				
R6B (1)	20	20	-	-	35	1.0 to 1.0	0	1.0 to 1.0
R6 (Narrow Street) (1)(2)	-	15	-	-	40	1.0 to 1.0	10	1.0 to 1.0
R6 (Wide Street - Inside Core) (3)	8	15	-	-	55	1.0 to 1.0	10	1.0 to 1.0
R6A, R6 (Wide Street (3) - Outside Core) (4)	8	15	-	-	60	1.0 to 1.0	20	1.0 to 1.0
R7B (1)	8	15	-	-	55	1.0 to 1.0	30	1.0 to 1.0
R7 (Narrow Street) (1)(2)	-	15	-	-	55	1.0 to 1.0	30	1.0 to 1.0
R7 (Wide Street (3) - Inside Core) (4)	8	15	-	-	60	1.0 to 1.0	30	1.0 to 1.0
R7A, R7 (Wide Street (3) - Outside Core) (4)	8	15	-	-	65	1.0 to 1.0	35	1.0 to 1.0
R7X - Alt - 1	8	15	-	-	85	1.0 to 1.0	45	1.0 to 1.0
- Alt - 2	8	15	-	-	115	1.0 to 1.0	80	1.0 to 1.0
Alt - 3	8	15	-	-	135	1.0 to 1.0	105	1.0 to 1.0
R8B (7)	(5)	(5)	55	23	60	1.0 to 1.0	30	1.0 to 1.0
R8 (Narrow Street) (2)	-	15	-	-	80	1.0 to 1.0	70	1.0 to 1.0
R8 (Wide Street - (3) Inside Core) (4)	8	15	-	-	85	1.5 to 1.0	80	1.0 to 1.0
R8A	0	(6)	60	23	85	1.5 to 1.0	80	1.0 to 1.0

\* \* \*

(b) In the districts indicated for any *zoning lot* containing nursing homes, health related facilities or domiciliary care facilities for adults each of which have secured certifications by the appropriate governmental agency, sanitariums or philanthropic or non-profit institutions with sleeping accommodations as listed in Use Group 3, the allowable *floor area ratio* shall not exceed the maximum *floor area ratio* as set forth in the table below, except where the permissible *floor area ratio* is modified pursuant to Section 74-902 (Bulk modifications for certain community facility uses).

The provisions of Section 24-111(b) are not applicable in R8 Districts in Community Board 8 in the Borough in Manhattan.

\* \* \*

Maximum *Floor Area*  
Ratio Permitted

District

0.50	R3
0.75	R4
1.27	R5
<b>2.00</b>	<b>R6B</b>
2.43	R6
<b>3.00</b>	<b>R6A,R7B</b>
3.44	R7
<b>4.00</b>	<b>R7A,R8B</b>
6.02	R8
6.02	R8A
<b>6.00</b>	<b>R8X</b>
7.52	R9
7.50	R9A
9.00	R9X
<b>10.00</b>	<b>R10A</b>

\* \* \*

24-174

Location of open space for residential portion

R1,R2,R3,R4,R5,R6,R7,R8,R9

(a) In the districts indicated, the *open space* required for the *residential* portion of the *building* under the provisions of Article II, Chapter 3 may be at a level higher than 23 feet above *curb level*. Such *open space* may be provided at ground floor level or upon the roof of the *community facility* portion of such

\* \* \*

## 24-10 FLOOR AREA AND LOT COVERAGE REGULATIONS

24-11

Maximum Floor Area Ratio and Percent of Lot Coverage

R1,R2,R3,R4,R5,R6,R7,R8,R9,R10

\* \* \*

[Maximum Floor Area Ratio and Maximum Lot Coverage Table.]

## MAXIMUM FLOOR AREA AND MAXIMUM LOT COVERAGE

Floor Area Ratio	Lot coverage (percent of lot area)		
	Corner Lot	Interior Lot or Through Lot	
1.00	60	55	R1
1.00	60	55	R2
1.00	60	55	R3
2.00	60	55	R4
2.00	60	55	R5
4.80	70	65	R6
3.00	80	60	R6A
2.00	80	60	R6B
4.80	70	65	R7-1
6.50	70	65	R7-2
4.00	80	65	R7A
3.00	80	65	R7B
5.00	80	70	R7X
6.50	75	65	R8
6.50	80	70	R8A
4.00	80	70	R8B*
6.00	80	70	R8X
10.00	75	65	R9
7.50	80	70	R9A
9.00	80	70	R9X
10.00	75	65	R10
10.00	100	70	R10A

\* In R8B Districts within the boundaries of Community Board 8 in the Borough of Manhattan, the maximum floor area ratio on a zoning lot containing community facility uses exclusively shall not exceed 5.10.

24-111

Maximum floor area ratio for certain community facility uses

\* \* \*

R3,R4,R5,R6,R7,R8,R9,R10A

R9A	R9	24-11, 24-21, 24-22, 24, 382
R9X		24-52, 24-523
R10A	R10	24-11, 24-22, 24-382, 24-52, 24-523]

\* \* \*

**24-011****District designations**

Whenever a section lists a district with a letter suffix the provisions applicable to the letter suffix district are different from the provisions applicable to the district without such suffix as set forth in that section.

\* \* \*

**24-012****Quality Housing Program**

In R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X or R10A Districts, any *residential* portion of a *building* shall comply with all of the regulations of Article II, Chapter 8, (Quality Housing Program) and the entire *building* shall comply with the applicable provisions of Article II, Chapter 8.

In other R6, R7, R8, R9 or R10 Districts, the *bulk* regulations applicable to Quality Housing *developments* may, as an alternative, be applied to the *residential* portion of a *building* under the same conditions set forth in Section 23-012 provided that:

- (a) the entire *building* is *developed* pursuant to the *bulk* regulations in Article II, Chapter 4 for buildings in which the *residential* portion is *developed*, or *enlarged* where permitted, pursuant to the Quality Housing Program; and
- (b) the entire *building* complies with the applicable provisions of Article II, Chapter 8.

\* \* \*

**24-02****General Purposes of Community Facility Bulk Regulations**

The following bulk regulations are adopted in order to protect residential areas against congestion and to encourage the development of desirable and stable residential neighborhoods. In order to achieve these purposes, a direct control of the physical volume of buildings and their degree of lot coverage is established. [In order to open up residential areas to light and air and to encourage better standards of open space, moderately greater building volume is permitted in appropriate districts when larger open areas are provided.]



Setbacks), 23-65 (Tower Regulations), 33-44 (Alternate Front Setbacks) and 33-45 (Tower Regulations) shall be inapplicable.

\* \* \*

23-70 MINIMUM REQUIRED DISTANCE BETWEEN TWO OR MORE BUILDINGS ON A SINGLE LOT

23-71

Minimum Distance between Buildings on a Single Zoning Lot

R1,R2,R3,R4,R5,R6,R7,R8,R9,R10

In all districts as indicated, the minimum distance between a *residential building* and any other *building* on the same *zoning lot* shall be as provided in this Section except that these provisions do not apply:

\* \* \*

(e) [In R8A, R9A, R9X and R10A Districts, except that on any *zoning lot* if a *development* or *enlargement* results in two or more *buildings* detached from one another at any level, such *buildings* shall at no point be less than eight feet apart.]

*to residential buildings developed, or enlarged where permitted, pursuant to the Quality Housing Program and to all buildings in R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X or R10A Districts provided that on any zoning lot if a development or enlargement results in two or more buildings detached from one another at any level, such buildings shall at no point be less than eight feet apart.*

\* \* \*

Chapter 4 Bulk Regulations for Community Facility Buildings in Residence Districts

24-00 APPLICABILITY, GENERAL PURPOSES, AND DEFINITIONS

24-01

Applicability of this Chapter

\* \* \*

[All districts indicated in Column A shall comply with the regulations for districts indicated in Column B except as set forth in the sections indicated in Column C.

Column A	Column B	Column C
R8A	R8	24-11, 24-382, 24, 52, 24-523
R8B	R8	24-11, 24-21, 24, 382 24-52, 24-523

## 23-634

Provisions for lots more than 100 feet in depth

**R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, R10A**

In the districts indicated, and for *residential buildings developed*, or *enlarged* where permitted, pursuant to the Quality Housing Program in other R6, R7, R8, R9 or R10 Districts no *building* subject to the provisions of Section 23-633 (Street wall and height and setback regulations in certain districts) shall be permitted beyond 100 feet from a *street line*, except for permitted obstructions in *rear yards*.

\* \* \*

## 23-663

Required rear setbacks for tall buildings in other districts

**R6, R7, R8, R9, R10**

\* \* \*

This Section shall not apply to *residential buildings developed*, or *enlarged* where permitted, pursuant to the Quality Housing Program.

\* \* \*

## 23-68

Special Provisions for Zoning Lots Divided by District Boundaries

**R1, R2, R3, R4, R5, R6, R7, R8, R9, R10**

In all districts, as indicated, whenever a *zoning lot* is divided by a boundary between districts, or is **subject to other regulations resulting in** [with] different height and setback regulations, or whenever a *zoning lot* is divided by a boundary between a district to which the provisions of Section 23-65 (Tower Regulations) apply and a district to which such provisions do not apply, the provisions set forth in Article VII, Chapter 7, shall apply.

\* \* \*

## 23-692

Additional Regulations for Narrow Buildings or Enlargements

In R7-2, **R7X**, R8, R9, R10 Districts, or in C1, or C2 Commercial Districts with equivalent *residential floor area ratios*, and in **C4-5X** C4-6A, C4-7A, **C5-1A**, [and] **C6-2A**, C6-3A or **C6-4A** Districts, if the width of a *street wall* of a new *building* or the enlarged portion of an existing *building* is 45 feet or less, the alternate front setback and tower regulations of Section 23-64 (Alternate Front

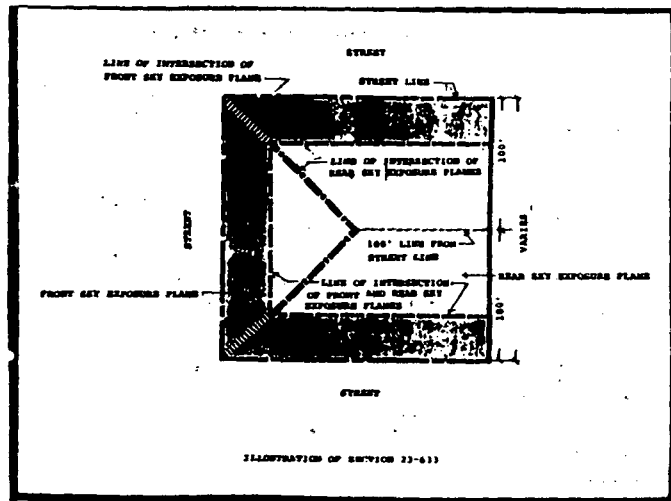


TABLE: STREET WALL AND HEIGHT AND SETBACK REGULATIONS (continued)

District	Maximum Street Wall Setback Distance from Street Line (in feet)		Minimum Required Height of a Street Wall within Setback Distance (in feet)		Slope Over Zoning Lot (Expressed as a Ratio of Vertical to Horizontal Distance)			
	on a Wide Street	On a Narrow Street	on a Wide Street	on a Narrow Street	Front Sky Exposure Plane		Rear Sky Exposure Plane	
					Height Above the Street Line (in feet)	Vertical Distance to Horizontal Distance	Height Above the 100-Foot Line (in feet)	Vertical Distance to Horizontal Distance
R8X - Alt - 1								
R8 (Wide Street - (3) Outside Core) (4)	8	15	-	-	85	1.5 to 1.0	80	1.0 to 1.0
R8X - Alt - 2	8	15	-	-	135	1.0 to 1.0	105	1.0 to 1.0
R8X - Alt - 3	8	15	-	-	170	1.0 to 1.0	145	1.0 to 1.0
R9 (Narrow Street)(2)	-	15	-	-	93	1.5 to 1.0	100	1.0 to 1.0
R9 (Wide Street) (3)	8	15	-	-	102	1.5 to 1.0	100	1.0 to 1.0
R9A Narrow (2)	-	(6)	-	-	102	1.5 to 1.0	100	1.0 to 1.0
R9A (Wide) (3)	(8)	-	60	-	102	1.5 to 1.0	100	1.5 to 1.0
R9X (Narrow) (2)	-	(6)	-	23	120	2.0 to 1.0	120	1.0 to 1.0
R9X Wide (3)	(8)	-	105	-	120	2.0 to 1.0	120	1.5 to 1.0
R10 (Narrow Street) (2)	-	15	-	-	150	2.5 to 1.0	120	1.0 to 1.0
R10 (Wide Street) (3)	8	15	-	-	150	2.5 to 1.0	140	1.5 to 1.0
R10A Narrow (2)	-	(6)	-	23	150	2.5 to 1.0	140	1.0 to 1.0
R10A (Wide) (3)	(8)	-	125	-	150	2.5 to 1.0	140	1.5 to 1.0

(1) A #front yard# with a minimum depth of 5 feet is required.

(2) Refers to that portion of a district on a #narrow street# except within a distance of 100 feet from its intersection with a #wide street#.

(3) Refers to that portion of a district which is within 100 feet of a #wide street#.

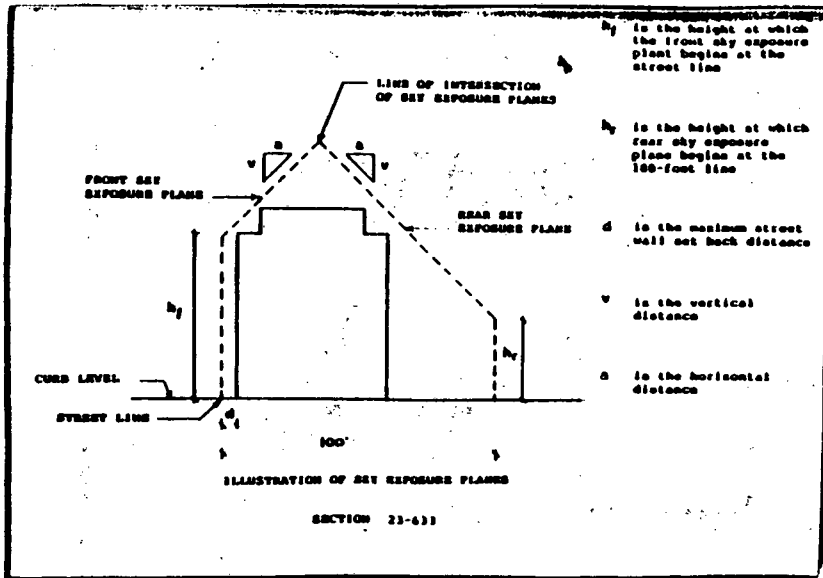
(4) Core refers to #Manhattan Core#.

(5) Varies, see Section 23-633 1(c).

(6) Varies, see Section 23-633 1(b).

(7) A setback of 20 feet from the mandatory #street wall# is required at a height of 60 feet.

(8) Varies, see Section 23-633 1(b)



*building*, provided that the level of any *open space* may not be higher than two and one-half feet below the sill level of any *legally required window* opening on such roof area, in the *residential* portion of such *building*. *Open space* located on the roof of a separate *community facility building* may not be at a level higher than 23 feet above *curb level*.

**R6A,R7A,R8A,R9A,R10A,R6B,R7B,R8B,R7X,R8X,R9X.**

**(b) In the districts indicated, and for buildings in which the residential portion is developed, or enlarged where permitted, pursuant to the Quality Housing Program in other R6, R7, R8, R9 or R10 Districts the provisions of Section 28-30 (RECREATION SPACE AND PLANTING AREAS) shall apply.**

24-175

**Balconies in R3 through R10 districts**

R3,R4,R5,R6,R7,R8,R9,R10

In the districts indicated, the regulations set forth in this Section shall apply to the *residential* portion of a *building* used partly for *residential use* and partly for *community facility use* or to any portion of a *building* used for living or sleeping accommodations.

Balconies which:

- (a) Are unenclosed except for a parapet not exceeding three feet, eight inches in height or a railing not less than 50 percent open and not exceeding four feet, six inches in height, and
- (b) Are located at or higher than the floor level of the fourth *story* of a *building*, and
- (c) Have an aggregate length, at the level of any *story*, not exceeding 50 percent of the length at that level of the plane surface of the *building* wall from which they project, and
- (d) Have an aggregate area of projection at the level of any *story*, not exceeding, in square feet, 1.8 times the length in feet at that level of such plane surface, may, by a distance not exceeding nine feet, penetrate any *sky exposure plane* or project into or over any required open area set forth in the following Sections:
  - (i) [a] *Open Space*, as defined in Section 12-10 (Definitions);
  - (ii) [b] *Plazas*, as defined in Section 12-10 (Definitions);
  - (iii) [c] *Rear yards*, as defined in Section 12-10 (Definitions);
  - (iv) [d] *Initial setback distances* or *sky exposure planes*, as set forth in Section 24-52 (Maximum Height of Front Wall and Required Front Setbacks);

- (v) [e] Alternate front setbacks or *sky exposure planes*, as set forth in Section 24-53 (Alternate Front Setbacks);
- (vi) [f] Open area not occupied by towers, as set forth in Section 24-54 (Tower Regulations);
- (vii) [g] Required side and rear setbacks, as set forth in Section 24-55 (Required Side and Rear Setbacks);
- (viii) [h] *Pedestrian mall*.

However, for *buildings* in which the *residential* portion is *developed*, or *enlarged* where permitted, pursuant to the Quality Housing Program, the regulations for balconies shall be as set forth in Section 24-176 (Balconies in R6A through R10A Districts).

#### 24-176

#### Balconies in R6A through R10A Districts

#### R6A, R7A, R8A, R9A, R10A, R6B, R7B, R8B, R7X, R8X, R9X

- (a) In the districts indicated, balconies may be provided as set forth in Section 24-175 paragraphs (a) through (d) except that projections shall conform to the provisions of paragraph (b) below. In addition, balconies may be enclosed by the *building* walls provided that at least 33 percent of the perimeter of such balcony is unenclosed except for a parapet not exceeding three feet, eight inches in height or a railing not less than 50 percent open and not exceeding four feet, six inches in height, and such balcony is counted as *Quality Housing lot coverage*. The area of such balcony shall be excluded from the definition of *floor area*.
- (b) In no event shall balconies:
  - (i) project by a distance greater than seven feet as measured from the plane surface of the *building* wall;
  - (ii) penetrate the *front* or *rear sky exposure plane*;
  - (iii) project into the minimum required distance between *buildings* on the same *zoning lot*;
  - (iv) cover more than 10 percent of the area designated as outdoor recreation space pursuant to Section 28-30 (RECREATION SPACE AND PLANTING AREAS).

\* \* \*

#### 24-18

#### Special Provisions for Zoning Lots Divided by District Boundaries

R1,R2,R3,R4,R5,R6,R7,R8,R9,R10

In all districts, as indicated, whenever a *zoning lot* is divided by a boundary between districts or is subject to other regulations resulting in[with] different maximum *floor area ratios*; different minimum *open space ratios*, [or] different maximum percents of *lot coverage*; or *open space ratios and Quality Housing lot coverages*, on portions of the *zoning lot*, the provisions set forth in Article VII, Chapter 7, shall apply.

\* \* \*

24-21

Required Lot Area

R1,R2,R3,R4,R5,R6,R7,R8,R9,R10

In all districts, as indicated, if a *building* is used partly for *residence* and partly for *community facility use*, the provisions of this Section shall apply.

In R1, R2, R3, R6, R7, R8, R9 and R10 Districts, for each 100 square feet of *floor area* used for such *community facility use*, at least the amount of *lot area* set forth in the following table shall be provided. Such *lot area* shall be in addition to that required for the *residential uses*, which shall be set forth in Section 23-22.

Any given *lot area* shall be counted only once in meeting the *lot area* requirements.

REQUIRED LOT AREA  
PER 100 SQUARE FEET  
OF FLOOR AREA USED  
FOR COMMUNITY  
FACILITY USE

in Square Feet

District

100

R1, R2, R3

50

R6B

33

R6A, R7B

25

R7A, [R8A], R8B

20

R6, R7-1, R7X

15

R7-2, R8, R8A, R8X

13

R9A

11

R9X

10

R9, R10, R10A

\* \* \*

24-23

Special Provisions for Zoning Lots Divided by District Boundaries

R1,R2,R3,R4,R5,R6,R7,R8,R9,R10



In all districts, as indicated, whenever a *zoning lot* is divided by a boundary between districts or is subject to other regulations resulting in [with] different *lot area* requirements on portions of the *zoning lot*, the provisions set forth in Article VII, Chapter 7, shall apply.

\* \* \*

24-34

Minimum Required Front Yards

R1,R2,R3,R4,R5,R6,R7,R6B,R7B

In the districts indicated, *front yards* shall be provided as set forth in the following table, except that for a *corner lot* in an R1-2 District, one *front yard* may have a depth of 15 feet.

<u>Front Yard</u> (in feet)	<u>District</u>
20	R1
15	R2, R3, R4
10	R5
5	R6B, R7B

In other R6 or R7 Districts, *front yards* with a minimum depth of five feet shall be provided for *buildings* in which the *residential* portion is *developed*, or *enlarged* where permitted, pursuant to the Quality Housing Program on *narrow streets* except within 100 feet from the intersection with a *wide street*.

24-35

Minimum Required Side Yards

\* \* \*

R6,R7,R8,R9,R10

(b) In the districts indicated, no *side yards* are required. However, if any open area extending along a *side lot line* is provided at any level it shall be at least eight feet wide.

24-351

Special provisions applying along district boundaries

R6,R7,R8,R9,R10

In the districts indicated, if the boundary of an adjoining R1, R2, R3, R4, or R5 District coincides with a *side lot line* of a *zoning lot*, a *side yard* at least eight feet wide shall be provided along such boundary within the districts indicated. In addition, the requirements for R6B Districts in Sections 24-34

(Minimum Required Front Yards) and 24-523 (Street wall and height and setback regulations in certain districts) shall apply to any portion of a *building* located within 25 feet of the boundary of an R1, R2, R3, R4, R5 or R6B District if the *building* that contains such portion is:

- (a) within an R6A, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X or R10A District; or
- (b) within R6, R7, R8, R9 or R10 Districts without a letter suffix and any portion of the *zoning lot* is *developed* pursuant to the Quality Housing Program.

\* \* \*

24-38

Special Provisions for Through Lots

R1,R2,R3,R4,R5,R6,R7,R8,R9,R10

In all districts, as indicated, the regulations of this Section shall apply to all *through lots*. [except that] In the case of a *zoning lot* occupying an entire *block*, no *rear yard* or *rear yard equivalent* shall be required except as otherwise provided in Section 24-382 (Required rear yard equivalents).

\* \* \*

24-382

Required rear yard equivalents

R1,R2,R3,R4,R5,R6,R7,R8,R9,R10

In all districts, as indicated, on any *through lot* 110 feet or more in maximum depth from *street* to *street*, one of the following *rear yard equivalents* shall be provided:

- (a) An open area with a minimum depth of 60 feet, linking adjoining *rear yards*, or if no such *rear yards* exist, then an open area, with a minimum depth of 60 feet, midway (or within five feet of being midway) between the two *street lines* upon which such *through lot* fronts. However, *developments* or *enlargements* in R6A, R6B, R7A, R7X, R8A, R8B, R8X, R9A, R9X or R10A Districts or *buildings* the *residential* portion of which is *developed*, or *enlarged* where permitted, pursuant to the Quality Housing Program in other R6, R7, R8, R9 or R10 Districts, shall provide a *rear yard equivalent* only as set forth in this paragraph.

\* \* \*

[(d) In R8A, R9A, R9X and R10A Districts the provisions of paragraphs (b) and (c) above shall not apply.]

\* \* \*

24-40 SPECIAL PROVISIONS FOR ZONING LOTS DIVIDED BY DISTRICT BOUNDARIES

R1,R2,R3,R4,R5,R6,R7,R8,R9,R10

In all districts, as indicated, whenever a *zoning lot* is divided by a boundary between districts or is subject to other regulations resulting in [with] different *yard regulations on portions of the zoning lot*, the provisions set forth in Article VII, Chapter 7, shall apply.

\* \* \*

24-51

Permitted Obstructions

In all *Residence Districts*, the following shall not be considered obstructions and may thus penetrate a maximum height limit or [a] *front or rear sky exposure planes* set forth in Section 24-52 (Maximum Height of Front Wall and Required Setbacks), Section 24-53 (Alternate Front Setbacks), or Section 24-59 (Limited Height Districts):

\* \* \*

24-52

Maximum Height of Front Wall and Required Front Setbacks

\* \* \*

[(b) In R8A, R9A, R9X and R10A Districts the maximum height of a *street wall* or of any other portion of a *building or other structure* shall be as set forth in Section 24-523 (Street wall and height and setback regulations in certain districts).]

\* \* \*

24-522

Front setbacks in districts where front yards are not required

(a) existing text to remain

\* \* \*

R6A,R7A,R8A,R9A,R10A,R6B,R7B,R8B,R7X,R8X,R9X

(b) In the districts indicated for any *development or enlargement*, and for *buildings* in which the *residential portion* is *developed*, or enlarged where permitted,

pursuant to the Quality Housing Program in other R6, R7, R8, R9 or R10 Districts, the provisions of this section shall be inapplicable. In lieu thereof, the provisions of Section 24-523 (Street wall and height and setback regulations in certain districts) shall apply.

24-523

Street wall and height and setback regulations in certain districts

**R6A, R7A, R8A, R9A, R10A, R6B, R7B, R8B, R7X, R8X, R9X**

In the districts indicated, *street wall*, and height and setback regulations are set forth in this section. The provisions of Sections 24-53 (Alternate Front Setbacks) and 24-54 (Tower Regulations) shall not apply.

1. Location of Street Wall

R8A, R9A, R9X, R10A

(a) In the districts indicated, the *street wall* of any *development* or *enlargement* for the first two *stories* or 23 feet, whichever is greater, shall be located on the *street line* and extend the entire [width] **length of the *street line*** of the *zoning lot*, except as provided in paragraph [(b)](f) and [(3)] **sub-section 3 (Modification of Street Wall Requirements)** below.

However, at the intersection of two *street lines* the *street wall* may be located [within five feet of the *street line*, measured perpendicular to the *street*] **anywhere within an area bounded by the two *street lines* and lines parallel to and five feet from each *street line***. [Recesses are permitted only for entrances and windows.]

Except as provided in [(3)] **sub-section 3** below, for any *development* or *enlargement* fronting on a *wide street* the *street walls* above the level of the second *story* or 23 feet, whichever is greater, shall comply with one of the following options. Under all options, at the intersection of two *street lines*, the mandatory *street wall* may be located [within five feet of the *street line*, measured perpendicular to the *street*] **anywhere within an area bounded by the two *street lines* and lines parallel to and five feet from each *street line***.

Option 1

Mandatory *street walls* shall be located on the *street line* and extend the entire [width] **length of the *street line*** of the *zoning lot* [fronting on] **along a *wide street***.

Option 2

At least 50% of the aggregate length of the *street walls* shall comply with Option 1. The remainder of the aggregate length of the mandatory *street walls* at each *story* may be recessed from the *street line* to a depth not exceeding 10

feet provided that the length of any such recess does not exceed 25% of the aggregate length of the *street walls* at each *story*.

### Option 3

A minimum of 75% of the aggregate area of the mandatory *street walls* at each *story* shall be within five feet of the *street line* provided that the mandatory *street walls* shall abut the *street line* at least once every 25 feet.

**Recesses shall comply with the applicable regulations of Section 24-60 (COURT REGULATIONS AND MINIMUM DISTANCE BETWEEN WINDOWS AND WALLS OR LOT LINES).**

These location provisions shall apply to all *development* or *enlargements* on *zoning lots* along a *narrow street* within 50 feet of its intersection with a *wide street*.

R8A, R9A, R9X, R10A

(b) In the districts indicated, on a *narrow street*, **except within** [beyond] a distance of 50 feet from an [its] intersection with a *wide street*, the *street wall* of any *development* or *enlargement* shall be located no further from the *street line* than the front wall of [the nearest] **any adjacent existing building** on [an adjacent] **the same or another zoning lot** fronting on the same *street line*. If the mandatory *street wall* is located within five feet of the *street line* it shall comply with one of the following options.

### Option 1

A maximum of 50% of the aggregate length of the mandatory *street wall* at each *story* may be recessed from the *street line* to a depth not exceeding ten feet provided that the length of any such recess does not exceed 25% of the aggregate length of the *street wall* at each *story*.

### Option 2

A minimum of 75% of the aggregate area of the *street wall* at each *story* shall be within five feet of the *street line*.

**Recesses shall comply with the applicable regulations of Section 24-60 (COURT REGULATIONS AND MINIMUM DISTANCE BETWEEN WINDOWS AND WALLS OR LOT LINES).**

No *street wall* facing a *narrow street*, **except within** [beyond] a distance of 50 feet from an [its] intersection with a *wide street* is required if the resulting open area is maintained as follows:

1. Its elevation shall be within 2 feet of the abutting sidewalk.
2. No wall or fence above a height of 30 inches above *curb level* shall consist of elements more than 1½ inches thick and less than 5 inches apart.

3. Its entire area shall be covered by decorative unit pavers, shrubbery, grass, or landscaped elements not more than 30 inches high, and
4. If such resulting area is 1,500 to 2,000 square feet, it shall contain at least three 4" caliper trees, and there shall be one additional 4" caliper tree for each additional 1,000 square feet or fraction thereof; or
5. If such resulting area is less than 1,500 square feet and contains fewer than three 4" caliper trees, it shall contain shrubbery for at least 25 per cent of its area.

## R8B

- (c) [In the district indicated the *street wall* of any *development* or *enlargement* on a *wide street* shall be located no further from the *street line* than the front wall of the nearest *building* on an adjacent *zoning lot* fronting on the same *street line*; and on a *narrow street* the *street wall* of any *development* or *enlargement* shall be neither closer to nor further from the *street line* than the front wall of the nearest *building* on an adjacent *zoning lot* fronting on the same *street line* and shall extend the entire width of the *zoning lot* except as provided in (3) below. Recesses and projections are permitted provided that the aggregate length of all recesses or projections at the level of any *story* does not exceed 50 per cent of the length of the mandatory *street wall*. The depth of such recesses or projections shall not exceed four feet and balconies shall not project more than two feet from the mandatory *street wall* of a *building*. Recesses shall comply with the applicable *outer court* regulations of Section 23-84 (Outer Court Regulations).]

In the district indicated the *street wall* of any *development* or *enlargement* shall be located in accordance with the provisions of paragraphs (i) through (iv) below, except as provided in sub-section 3 (Modification of Street Wall Requirements). A *narrow street* having a *street line* measuring less than 230 feet between intersecting *street lines* shall be considered a *wide street* in applying the provisions of paragraphs (i) through (iv) below.

- (i) On a *wide street* the *street wall* shall be located within 8 feet of the *street line*. However, if the front wall of any adjacent existing *building* on the same or another *zoning lot* fronting on the same *street line* is further than 8 feet from the *street line*, the *street wall* may be set back further than 8 feet but not more than either of such adjacent front walls. This requirement shall apply to all *developments* or *enlargements* on *zoning lots* along a *narrow street* within 50 feet of its intersection with a *wide street*.
- (ii) On a *narrow street* beyond a distance of 50 feet from its intersection with a *wide street*, but within 100 feet of such intersection, the *street wall* shall be neither

closer to nor further from the *street line* than the front wall of any adjacent existing *building* on the same or another *zoning lot* fronting on the same *street line*, but need not be more than 15 feet from the *street line*.

Where a *zoning lot* is located at the intersection of a *wide street* and a *narrow street* no *street wall* is required along such 50 foot portion of the *narrow street* frontage, provided any resulting open area is maintained as specified for open areas in Section 24-523 sub-section 1 paragraph (b) above.

However, if a *street wall* is provided within the optional *street wall* portion of the *narrow street* frontage of such *zoning lot* it shall be subject to the location requirements of paragraph (i) above.

- (iii) On a *narrow street* except within a distance of 100 feet from an intersection with a *wide street* the *street wall* shall be neither closer to nor further from the *street line* than the front wall of any adjacent existing *building* on the same or another *zoning lot* fronting on the same *street line*, but need not be more than 15 feet from the *street line*.
- (iv) The mandatory *street wall* pursuant to paragraphs (i), (ii), and (iii) above shall extend the entire length of the *street line* of the *zoning lot* from *side lot line* to *side lot line* or intersecting *street wall*, except as provided in paragraph (ii) above, sub-section 3 (Modification of Street Wall Requirements). Recesses and projections are permitted, except within 20 feet of a *street corner*, provided that the aggregate length of all recesses or projections at the level of any *story* does not exceed 50 percent of the *street wall*. The depth of such recesses or projections shall not exceed four feet and balconies shall not extend more than two feet from the *street wall* of a *building*. Recesses shall comply with the applicable *outer court* regulations of Section 24-60 (COURT REGULATIONS AND MINIMUM DISTANCE BETWEEN WINDOWS AND WALLS OR LOT LINES).

#### R6B,R7B,R8X,R6A,R7A,R7X

(d) In the districts indicated for any *development* or *enlargement*, and for buildings in which the *residential* portion of *developed* or *enlarged* where permitted, pursuant to the Quality Housing Program in other R6, R7, R8, R9 or R10 Districts, all *street walls* of any *development* or *enlargement* shall be located no further from the *street line* than the maximum permitted *street wall* setback distance until the height of such *street walls* equals the height above the *street line* of the *front sky exposure plane* as set forth in the table below except as provided in paragraph (f) and sub-section 3 (Street Wall Modifications) below. However, at any level a portion of any *street wall* below the height above the *street line* of the *sky exposure plane* may be located beyond the maximum *street wall* setback distance provided that such

portion of the *street wall* does not exceed 25% of the length of that *street wall* and is located in an *outer court* which complies with the requirements of Section 24-60 (COURT REGULATIONS AND MINIMUM DISTANCE BETWEEN WINDOWS AND WALLS OR LOT LINES). No driveways or parking spaces are permitted in such *outer court*.

**R6B,R7B**

(e) In the districts indicated, on a *narrow street* except within a distance of 100 feet from an intersection with a *wide street*, if the front wall of an adjacent existing *building* on the same or an abutting *zoning lot* fronting on the same *street* is between five and 15 feet from the *street line*, then the front wall of the *development* or *enlargement* shall be neither closer to nor further from the *street line* than the front wall of an adjacent existing *building*.

**R8A, R8B, R8X, R9A, R9X, R10A, R6A, R6B, R7A, R7B, R7X**

(f) [(d)] In the districts indicated for any *development* or *enlargement*, and for *buildings* in which the *residential* portion is *developed*, or *enlarged* where permitted, pursuant to the Quality Housing Program in other R6, R7, R8, R9, or R10 Districts, a vertical *enlargement* in excess of one *story* or 15 feet to an existing *building* is permitted only pursuant to the mandatory requirements of the above provisions or as a vertical extension of the existing *street wall* except as provided in [(3)] sub-section 3 below.

2. Height of Street Wall

[R8A, R8B, R9A, R9X, R10A]

[In the districts indicated the mandatory minimum height above *curb level* of a *street wall*, without a setback, shall be as set forth in Column A, or the height of the *building*, whichever is less; the maximum permitted height of a *street wall* without a setback at the *street line* shall be as set forth in Column B; and above such specified maximum height the *building* or *other structure* shall not penetrate the *sky exposure plane* as set forth in Column B in the table below:]



Column A		Column B			
Sky Exposure Plane**					
Mandatory minimum height of street wall (in feet)		Maximum permitted height of street wall without setback at the street line (in feet)	Slope over zoning lot (expressed as a ratio of vertical to horizontal distance)		
Wide street*	Narrow street*		Vertical	Horizontal	
60	23	85	1.5	to 1	R8A
55	23***	60	1.0	to 1	R8B**
60	23***	100	1.5	to 1	R9A
110	23***	110	2.0	to 1	R9X
125	23***	150	2.5	to 1	R10A

\*The mandatory minimum height of a *street wall* on *wide streets* shall apply to all *developments* or *enlargements* on *zoning lots* on *narrow streets* within 50 feet of the intersection with a *wide street*.

\*\*The *sky exposure plane* shall begin at the maximum permitted height of the *street wall* at the *street line* except that in an R8B district a setback of 20 feet from the *street wall* is required at a height of 60 feet.

\*\*\*No setback shall be permitted below a height of 55 feet except as provided in paragraph 1(d) above.]

**R6A,R6B,R7A,R7B,R7X,R8A,R8B,R8X,R9A,R9X,R10A**

(a) In the districts indicated, for any *development* or *enlargement*, and for *buildings* in which the *residential* portion is *developed* or *enlarged* where permitted, pursuant to the Quality Housing Program in other R6, R7, R8, R9 or R10 Districts, no *street wall* shall penetrate the *front sky exposure plane* set forth in the table below.

**R8A,R8B,R9A,R9X,R10A**

(b) In the districts indicated, the minimum height above *curb level* of a mandatory *street wall* without setback, shall be as specified in the table below, unless the height of the *building* is less than such minimum. If such *street wall* along a *narrow street* rises above such minimum height no setbacks shall be permitted below a height of 55 feet except as provided in 1(f) above. The minimum height of a mandatory *street wall* on *wide streets* shall apply to all *developments* or *enlargements* on *zoning lots* on *narrow streets* within 50 feet of the intersection with a *wide street*.

**R7X,R8X**

(c) In the districts indicated for any *development* or *enlargement*, and for *buildings* in which the *residential* portion is *developed* or *enlarged* where permitted, pursuant to the Quality Housing Program on *wide streets* in R8 Districts

outside the *Manhattan Core* one of three sets of *sky exposure planes* as set forth in the table below may apply. Alternatives 2 and 3 require a minimum setback of 10 feet from the *street wall* from a height of between 65 and 70 feet above *curb level* to the height above the *street line* of the *front sky exposure plane*. The Alternate 3 *sky exposure planes* may apply only if the width of the *street wall* of the *building* above the mandatory front setback level on the *wide street* is less than 50% of the width of the *wide street* frontage of the *zoning lot*. The Alternate 2 *sky exposure planes* may apply if such percentage is between 51% and 90%.

### 3. Modifications of Street Wall Requirements

**R6A,R7A,R8A,R9A,R10A,R6B,R7B,R8B,R7X,R8X,R9X**

- (a) In the districts indicated, on a *zoning lot* where there is an existing *building* to remain, and when there is to be a new *development* or *enlargement*, that includes new *street walls*, the requirements governing height and location of *street walls* shall not apply within a volume defined by the rear wall of the existing *building* [(W<sup>2</sup>)], the *front lot line* [(W<sup>1</sup>)], the prolongations of the side walls [(L)], and [a height of 150 feet above *curb level*. If, after April 9, 1984, any exterior demolition or destruction occurs within the volume defined, the requirements governing *street wall* height and location shall apply.]

the roof of the existing *building*. If, after (the effective date of this amendment), any exterior demolition or destruction occurs within this volume or to the boundaries of this volume, or if any *development* or *enlargement* occurs above this volume the requirements governing *street wall* height and location shall apply.

150' Above  
Curb Level

Above 150'  
Curb Level

L Sidewall and prolongation of existing building

W<sup>1</sup> Front lot line

W<sup>2</sup> Rear wall of existing building]

\* \* \*

**R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A R9X, R10A**

(b) In the districts indicated, the City Planning Commission may, upon application, authorize modifications in the required *street wall* location of a *development* or *enlargement* if the Commission finds that existing *buildings* or existing open areas serving existing *buildings* to remain on the *zoning lot* would be adversely affected by the location of the *street walls* of the *development* or *enlargement* in the manner prescribed in the paragraphs above.

\* \* \*

**R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A R9X, R10A**

**4. Front and Rear Sky Exposure Planes**

In the districts indicated, and for *buildings* in which the *residential* portion is *developed*, or *enlarged* where permitted in other R6, R7, R8, R9 or R10 Districts, no *building* or other structure shall penetrate [a *rear sky exposure plane*

beginning at a distance of 100 feet from the *street line*, at a height of 30 feet above *curb level* with a slope of 1 foot vertical to 1 foot horizontal.]

the *front or rear sky exposure planes* set forth in the table below.

Both the *front and rear sky exposure planes* shall rise in opposite directions over the *zoning lot* at a ratio of vertical distance to horizontal distance as set forth in the table below and shall terminate at a line where they intersect. When a *street line* intersects any other *street line*, the *front sky exposure planes* of both *street frontages* shall terminate at a line where the *front sky exposure planes* intersect and the *rear sky exposure planes* shall terminate at a line where the *rear sky exposure planes* intersect. In plan, the line of intersection of these planes shall bisect the interior angle formed at the line of intersection of these *street lines* as shown in the diagram below.

TABLE 1. STREET WALL AND HEIGHT AND SETBACK REGULATIONS

District	Maximum Street Wall Setback Distance from Street Line (in feet)		Minimum Required Height of a Street Wall within Setback Distance (in feet)		Slope Over Zoning Lot (Expressed as a Ratio of Vertical to Horizontal Distance)			
	on a Wide Street	on a Narrow Street	on a Wide Street	on a Narrow Street	Front Sky Exposure Plane		Rear Sky Exposure Plane	
	Height Above the Street Line (in feet)	Vertical Distance to Horizontal Distance	Height Above the 100-Foot Line (in feet)	Vertical Distance to Horizontal Distance	Height Above the Street Line (in feet)	Vertical Distance to Horizontal Distance	Height Above the 100-Foot Line (in feet)	Vertical Distance to Horizontal Distance
R6B (1)	20	20	-	-	35	1.0 to 1.0	0	1.0 to 1.0
R6 (Narrow Street) (1)(2)	-	15	-	-	40	1.0 to 1.0	10	1.0 to 1.0
R6 (Wide Street - Inside Core) (3)	8	15	-	-	55	1.0 to 1.0	10	1.0 to 1.0
R6A, R6 (Wide Street (3) - Outside Core) (4)	8	15	-	-	60	1.0 to 1.0	20	1.0 to 1.0
R7B (1)	8	15	-	-	55	1.0 to 1.0	30	1.0 to 1.0
R7 (Narrow Street) (1)(2)	-	15	-	-	55	1.0 to 1.0	30	1.0 to 1.0
R7 (Wide Street (3) - Inside Core) (4)	8	15	-	-	60	1.0 to 1.0	30	1.0 to 1.0
R7A, R7 (Wide Street (3) - Outside Core) (4)	8	15	-	-	65	1.0 to 1.0	35	1.0 to 1.0
R7X - Alt - 1	8	15	-	-	85	1.0 to 1.0	45	1.0 to 1.0
- Alt - 2	8	15	-	-	115	1.0 to 1.0	80	1.0 to 1.0
- Alt - 3	8	15	-	-	135	1.0 to 1.0	105	1.0 to 1.0
R8B (7)	(5)	(5)	55	23	60	1.0 to 1.0	30	1.0 to 1.0
R8 (Narrow Street) (2)	-	15	-	-	80	1.0 to 1.0	70	1.0 to 1.0
R8 (Wide Street - (3) Inside Core) (4)	8	15	-	-	85	1.5 to 1.0	80	1.0 to 1.0
R8A	0	(6)	60	23	85	1.5 to 1.0	80	1.0 to 1.0

TABLE: STREET WALL AND HEIGHT AND SETBACK REGULATIONS (continued)

District	Maximum Street Wall Setback Distance from Street Line (in feet)		Minimum Required Height of a Street Wall within Setback Distance (in feet)		Slope Over Zoning Lot (Expressed as a Ratio of Vertical to Horizontal Distance)			
	Line (in feet)		Line (in feet)		Front Sky Exposure Plane		Rear Sky Exposure Plane	
	on a Wide Street	On a Narrow Street	on a Wide Street	on a Narrow Street	Height Above the Street Line (in feet)	Vertical Distance to Horizontal Distance	Height Above the 100-Foot Line (in feet)	Vertical Distance to Horizontal Distance
RBX - Alt - 1								
RB (Wide Street - (3) Outside Core) (4)	8	15	-	-	85	1.5 to 1.0	80	1.0 to 1.0
RBX - Alt - 2	8	15	-	-	135	1.0 to 1.0	105	1.0 to 1.0
Alt - 3	8	15	-	-	170	1.0 to 1.0	145	1.0 to 1.0
R9 (Narrow Street)(2)	-	15	-	-	93	1.5 to 1.0	100	1.0 to 1.0
R9 (Wide Street) (3)	8	15	-	-	102	1.5 to 1.0	100	1.0 to 1.0
R9A Narrow (2)	-	(6)	-	23	102	1.5 to 1.0	100	1.0 to 1.0
R9A (wide) (3)	(8)	-	60	-	102	1.5 to 1.0	100	1.5 to 1.0
R9X (Narrow) (2)	-	(6)	-	23	120	2.0 to 1.0	120	1.0 to 1.0
R9X Wide (3)	(8)	-	105	-	120	2.0 to 1.0	120	1.5 to 1.0
R10 (Narrow Street) (2)	-	15	-	-	150	2.5 to 1.0	120	1.0 to 1.0
R10 (Wide Street) (3)	8	15	-	-	150	2.5 to 1.0	140	1.5 to 1.0
R10A Narrow (2)	-	(6)	-	23	150	2.5 to 1.0	140	1.0 to 1.0
R10A (Wide) (3)	(8)	-	125	-	150	2.5 to 1.0	140	1.5 to 1.0

(1) A #front yard# with a minimum depth of 5 feet is required.

(2) Refers to that portion of a district on a #narrow street# except within a distance of 100 feet from its intersection with a #wide street#.

(3) Refers to that portion of a district which is within 100 feet of a #wide street#.

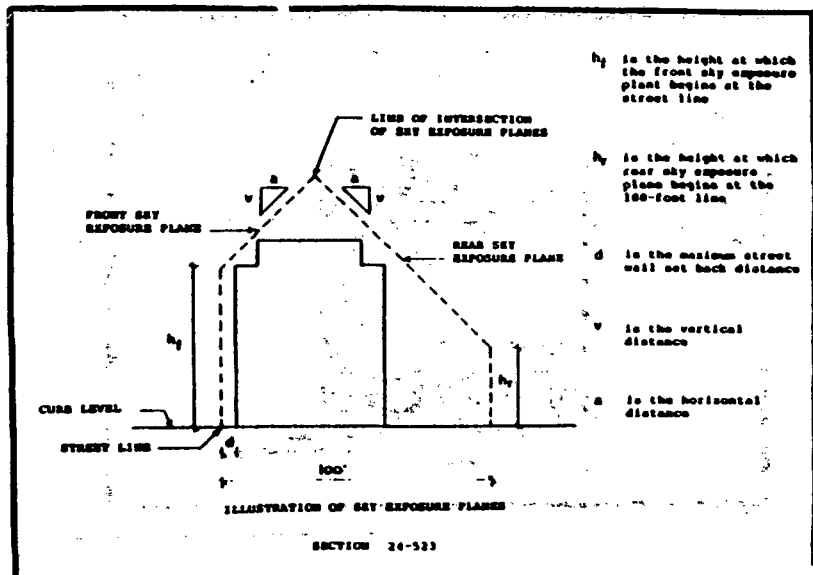
(4) Core refers to #Manhattan Core#.

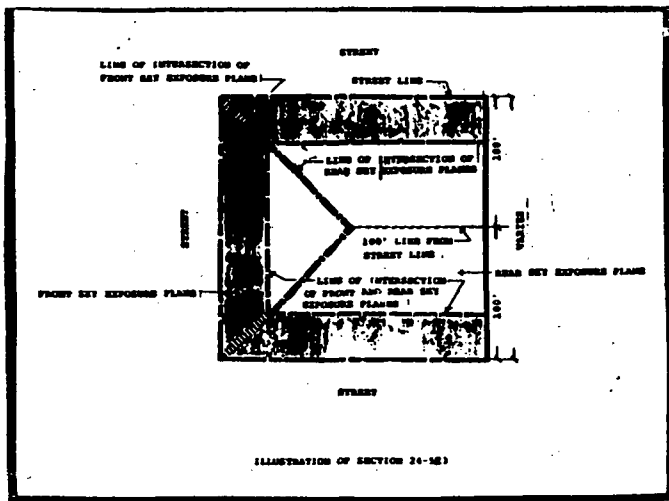
(5) Varies, see Section 24-523 1(c).

(6) Varies, see Section 24-523 1(b).

(7) A setback of 20 feet from the mandatory #street wall# is required at a height of 60 feet.

(8) Varies, see Section 24-523 1(b).







24-524

Provisions for lots more than 100 feet in depth

R6A,R6B,R7A,R7B,R7X,R8A,R8B,R8X,R9A,R9X,R10A

In the districts indicated, for any *development* or *enlargement*, and for *buildings* in which the *residential* portion is *developed*, or *enlarged* where permitted, pursuant to the Quality Housing Program in other R6, R7, R8, R9 or R10 Districts no *building* subject to the provisions of Section 24-523 (Street wall and height and setback regulations in certain districts) shall be permitted beyond 100 feet from a *street line*, except for permitted obstructions in *rear yards*.

\* \* \*

24-58

Special Provisions for Zoning Lots Divided by District Boundaries

R1,R2,R3,R4,R5,R6,R7,R8,R9,R10

In all districts, as indicated, whenever a *zoning lot* is divided by a boundary between districts, or is **subject to other regulations resulting in** [with] different height and setback regulations, or whenever a *zoning lot* is divided by a boundary between a district to which the provisions of Section 24-54 (Tower Regulations) apply and a district to which such provisions do not apply, the provisions set forth in Article VII, Chapter 7, shall apply.

\* \* \*

24-591

Additional regulations for narrow buildings or enlargements

R7-2,R8,R9,R10,R7X

If the width of the *street wall* of a new *building* or the enlarged portion of an existing *building* is 45 feet or less, the provisions of Section 23-692 (Additional regulations for narrow buildings or enlargements) shall apply to such new or enlarged *building*.

\* \* \*

Chapter 5 Accessory Off-Street Parking and Loading Regulations

Off Street Parking Regulations

25-00 GENERAL PURPOSES AND DEFINITIONS

\* \* \*

25-024

District designations

Whenever a section lists a district with a letter suffix the provisions applicable to the letter suffix district are different from the provisions applicable to the district without the suffix as set forth in that section.

\* \* \*

25-025

Applicability of regulations to Quality Housing

On any zoning lot containing residential uses developed, enlarged or converted pursuant to the Quality Housing Program, all accessory off-street parking spaces shall comply with the provisions of Section 28-50 (PARKING FOR QUALITY HOUSING).

\* \* \*

25-16

Maximum Spaces for Other than Single-Family Detached Residences

R3,R4,R5,R6,R7,R8,R9,R10

In the districts indicated, the provisions of this section shall apply to all dwelling units or rooming units in residential buildings other than Quality Housing buildings and single-family detached residences, except as provided in Section 25-17 (Modification of Maximum Spaces for Other than Single-Family Detached Residences).

\* \* \*

25-23

Requirements Where Group Parking Facilities Are Provided

R1,R2,R3,R4,R5,R6,R7,R8,R9,R10

In all districts, as indicated, for all new residences developed under single ownership or control where group parking facilities are provided, accessory off-street parking spaces shall be provided for at least that percentage of the total number of dwelling units set forth in the following table. Such spaces shall be kept available to the residents of the building or development, in accordance with the provisions of Section 25-41 (Purpose of Spaces, and Rental to Non-Residents).

**PARKING SPACES REQUIRED WHERE GROUP PARKING FACILITIES ARE PROVIDED.**

**Percent of total dwelling units**

100		R1	R2	R3	R4					
85					R5					
70						R6				
60							R7-1			
50*	R6A	R6B	R7A	R7B	R7X		R7-2	R8B**		
40								R8	R9	R10

\* In R6 or R7 Districts for *residences developed or enlarged* pursuant to the Quality Housing Program, *accessory* off-street parking spaces shall be provided for at least 50 percent of the total number of *dwelling units*.

\*\* In the Borough of Brooklyn, R8B Districts are subject to the parking requirements applicable in R8 Districts.

\* \* \*

25-24

**Modification of Requirements for Small Zoning Lots**

R6,R7,R8,R9,R10

In the districts indicated, for small *zoning lots*, the requirements set forth in Section 25-23 (Requirements Where Group Parking Facilities Are Provided) shall be modified in accordance with the provisions of this Section. **The provisions of this Section shall not apply to R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X or R10A Districts or to *residences developed or enlarged* pursuant to the Quality Housing Program in other R6, R7, R8, R9 or R10 Districts.**

\* \* \*

25-25

**Modification of Requirements for Public, [or] Publicly-Assisted and Government Assisted Housing or for Non-profit Residences for the Elderly**

R1,R2,R3,R4,R5,R6,R7,R8,R9,R10

In all districts, as indicated, *accessory* off-street parking spaces shall be provided for at least that percentage of the total number of *dwelling units* in each category as set forth in the following table, for:

- (a) All *dwelling units* in publicly-assisted housing *developments* approved by the City Planning Commission and the Board of Estimate which limit maximum tenant income and receive cash and/or interest subsidies under Federal mortgage programs;

- (b) All *dwelling units* in low rent public housing *developments* owned by or constructed for the New York City Housing Authority or other public authority and receiving cash subsidies, or *dwelling units* in new housing *developments* approved by the City Planning Commission and the Board of Estimate that are reserved for low-income tenants for a period of not less than 40 years at rentals equivalent to rentals in low rent public housing *developments* receiving cash subsidies;
- (c) All *dwelling units* in publicly-assisted housing *developments* approved by the City Planning Commission and the Board of Estimate which limit maximum tenant income and receive rent subsidy contracts under Federal rent subsidy programs, other than such *developments* owned by or constructed for the New York City Housing Authority which have received "plan" and "project" approval prior to June 30, 1975; and *non-profit residences for the elderly* or *dwelling units* for the elderly;
- (d) *Non-profit residences for the elderly* or *dwelling units* in a publicly-assisted or public housing *development* that are reserved for elderly tenants for a period of not less than 40 years and that comply with the appropriate space requirements for related *accessory* social and welfare facilities set forth in the definition of a *non-profit residence for the elderly* in Section 12-10 (DEFINITIONS).
- (e) All government assisted *dwelling units* or *rooming units* in *developments* which receive New York City or New York State assistance to reduce total development cost by \$10,000 or 10 percent, whichever is less, and limit maximum tenant income to the income limits established by the United States Department of Housing and Urban Development for New York City mortgagors assisted under Section 235 of the National Housing Act, as amended.

**PARKING SPACES REQUIRED FOR PUBLIC, [OR] PUBLICLY-ASSISTED AND GOVERNMENT ASSISTED HOUSING DEVELOPMENTS OR NON-PROFIT RESIDENCES FOR THE ELDERLY**

Publicly Assisted Housing	Federal Rent Subsidy Programs	Public Housing Developments or Dwelling Units for Low Income Tenants	Non-Profit Residences for the Elderly or dwelling units for the Elderly	Government Assisted Housing	District
80	65	50	1	80	R1, R2
80	65	50	35	80	R3, R4
70	56	42.5	31.5	70	R5
55	45	35	22.5	55	R6**
39	32	25	16	35	R6A, R6B, R7B
45	38	30	20	45	R7-1**
30	23	15	12.5	25	R7-2, R7A, R7X, R8B*
30	21	12	10	25	R8, R8A, R8X, R9, R10

\* In the Borough of Brooklyn, R8B Districts are subject to the parking requirements applicable in R8 Districts.

\*\* For assisted housing projects developed, or enlarged where permitted, pursuant to the Quality Housing Program in R6 or R7-1 Districts, the applicable district parking requirements shall be as follows:

<u>District</u>	<u>Applicable District Parking Requirement</u>
R6	R6A
R7-1	R7A

25-26

Waiver of Requirements for Small Number of Spaces

\* \* \*

25-261

For new developments or enlargements

R6,R7,R8,R9,R10

In the districts indicated, for all new *developments* or *enlargements*, the maximum number of *accessory* off-street parking spaces for which requirements are waived is as set forth in the following table:

Maximum Number of Spaces Waived

5	R6 R7-1 R7-B
15	R7A R7X R7-2 R8 R9 R10

25-262

For conversions

R6,R7-1,R7A,R7B,R7X

In the districts indicated<sup>2</sup>, the conversions in *buildings*, or portions thereof, which result in the creation of additional *dwelling units* or *rooming units*, the maximum number of *accessory* off-street parking spaces for which requirements are waived is 20 spaces, provided that the Board of Standards and Appeals may waive requirements for a greater number of spaces in accordance with the provisions of Section 73-46 (Waiver of Requirements for Conversions).

\* \* \*

25-28

Special Provisions for Zoning Lots Divided by District Boundaries

R1,R2,R3,R4,R5,R6,R7,R8,R9,R10

In all districts, as indicated, whenever a *zoning lot* is divided by a boundary between districts or is **subject to other regulations** having different requirements for *accessory* off-street parking spaces, the provisions set forth in Article VII, Chapter 7, shall apply.

25-30 REQUIRED ACCESSORY OFF-STREET  
PARKING SPACES FOR PERMITTED  
NON-RESIDENTIAL USES

25-31

## General Provisions

\* \* \*

REQUIRED OFF-STREET PARKING SPACES FOR  
NON-RESIDENTIAL USES

Parking spaces  
required in relation  
to specified unit  
of measurement

Type of use

## FOR COMMUNITY FACILITY USES

Hospitals and related  
facilities<sup>1</sup>

1 per 5 beds R1 R2 R3 R4 R5

1 per 8 beds R6 R7B R7-1

1 per 10 beds R7A R7X R7-2 R8  
R9 R10Square feet of  
floor area:Medical offices  
or group medical  
centersNone required R7A R7X R7-2 R8  
R9 R10

1 per 400 R1 R2 R3

1 per 500 R4 R5

1 per 800 R6 R7B R7-1

Churches

None required R7A R7X R7-2 R8  
R9 R10

1 per 10 fixed seats R1 R2 R3

1 per 15 fixed seats R4 R5

1 per 20 fixed seats R6 R7B R7-1

Clubs, community  
centers, or settlement  
houses; philanthropic  
or  
non-profit  
institutions  
without sleeping  
accommodations;  
golf  
course club houses;Rated Capacity:  
None required R7A R7X R7-2 R8  
R9 R10

1 per 10 persons R1 R2 R3 R4 R5

1 per 20 persons R6 R7B R7-1

health centers; non-commercial recreation centers; or welfare centers, provided that in R5, R6 and R7-1 districts, no *accessory* off-street parking spaces shall be required for that portion of a non-profit neighborhood settlement house or community center which is used for youth-oriented activities.

	Square feet of <i>floor area</i>					
Libraries, museums, or non-commercial art galleries <sup>1</sup>	None required					R7A R7X R7-2 R8 R9 R10
	1 per 1,000	R1	R2	R3	R4 R5	
	1 per 2,000					R6 R7-1 R7B
College dormitories, fraternity or houses	None required					R7A R7X R7-2 R8 R9 R10
	1 per 6 beds	R1	R2	R3	R4 R5	
	1 per 12 beds					R6 R7B R7-1
Colleges, universities, or seminaries (a) Classrooms, laboratories, student	Square feet of <i>floor area</i> :					
	None required					R7A R7X R7-2 R8 R9 R10
	1 per 2,000				R6 R7B R7-1	
(b) Theatres, auditoriums, gymnasiums, or stadiums	Rated capacity:					
	None required					R7A R7X R7-2 R8 R9 R10
	1 per 8 persons	R1	R21	R3	R4 R5	
	1 per 16 persons					R6 R7-1R7B
Agricultural uses, including greenhouses, nurseries, or truck gardens	Square feet of <i>lot area</i> used for selling purposes:					
	None required					R7A R7X R7-2 R8 R9 R10
	1 per 1,000	R1	R2	R3	R4 R5	
	1 per 2,500					R6 R7-1 R7B
Outdoor skating rinks	Square feet of <i>lot area</i> :					
	None required					R7A R7X R7-2 R8 R9 R10
	1 per 800	R1	R2	R3	R4 R5	
	1 per 2,000					R6 R7-1 R7B
	Number of Courts:					



Outdoor tennis courts	None required	R7A R7X R7-2 R8 R9 R10
	1 per 2 courts	R1 R2 R3 R4 R5
	1 per 5 courts	R6 R7-1 R7B
Philanthropic or non-profit institutions with sleeping accommodations; all types of nursing homes, health related facilities, domiciliary care facilities or sanitariums	None required	R7A R7X R7-2 R8 R9 R10
	1 per 10 beds	R1 R2 R3 R4 R5
	1 per 20 beds	R6 R7-1 R7B
Schools	Square feet of <i>floor area</i> : None required	R3 R4 R5 R6 R7 R8 R9 R10
	1 per 1,500	R1 R2
		* * *
Post Offices	Square feet of <i>floor area</i> : None required	R7A R7X R7-2 R8 R9 R10
	1 per 800	R1 R2 R3
	1 per 1,200	R4 R5
	1 per 1,500	R6 R7-1 R7B
<b>FOR USES PERMITTED BY SPECIAL PERMIT</b>		
Camps, overnight or day, with a minimum of either 10,000 square of <i>lot area</i> or 10 employees	1 per 2,000 square feet of <i>lot area</i> or 1 per 3 employees, whichever will require a lesser number of spaces	R1 R2 R3 R4 R5 R6 R7 R8 R9 R10
	Square feet of <i>floor area</i> :	
	Fire or police stations	None required

	1 per 500	R1 R2 R3 R4 R5	
	1 per 800		R6 R7-1 R7B
Square feet of <i>floor area</i> :			
Riding academies or stables	None required		R7A R7X R7-2 R8 R9 R10
	1 per 500	R1 R2 R3 R4 R5	
	1 per 800		R6 R7-1 R7B

\* \* \*

25-33

Waiver of Requirements for Spaces below  
Minimum Number

R1,R2,R3,R4,R5,R6,R7,R8,R9,R10

In all districts, as indicated, except for the *uses* listed in Section 25-331 (Exceptions to application of waiver provisions), the parking requirements set forth in Section 25-31 (General Provisions) or Section 25-32 (Special Provisions for a Single Zoning Lot with Uses Subject to Different Parking Requirements) shall not apply to permitted non-residential *uses*, if the total number of *accessory* off-street parking spaces required for all such *uses* on the *zoning lot* is less than the number of spaces set forth in the following table:

Number of Spaces	
10	R1 R2 R3 R4 R5
25	R6 R7-1 R7B
40	R7A R7X R7-2 R8 R9 R10

\* \* \*

25-52

Off-Site Spaces for Residences

\* \* \*

25-521

Maximum distance from zoning lot

R3,R4,R5,R6,R7,R8,R9,R10

In districts indicated, all such spaces shall not be further than the distance set forth in the following table from the nearest boundary of the *zoning lot* occupied by *residences* to which they are *accessory*.



- (a) is compatible with existing neighborhood scale and character;
- (b) provides adequately sized, naturally lit and ventilated housing;
- (c) provides on-site recreation space to meet the needs of its occupants; and
- (d) is designed to promote the security and safety of the residents.

## 28-01

**Applicability of this Chapter**

The Quality Housing Program is a specific set of standards and requirements for *buildings* containing *residences*. In R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X or R10A Districts and in the equivalent *Commercial Districts* listed in Sections 34-111 and 34-112 these standards and requirements are mandatory for the *development, enlargement, extension* of, or conversion to, any *residential use* other than *single or two-family residences*.

In other R6, R7, R8, R9 or R10 Districts and in the equivalent *Commercial Districts* listed in Sections 34-111 and 34-112, *residential developments*, or *residential enlargements* where permitted, electing to use the optional Quality Housing *bulk* regulations in Article II, Chapter 3 shall comply with all of the Quality Housing Program standards and requirements set forth in this Chapter. The Quality Housing Program is not applicable to *enlargements of buildings* (unless such *buildings* were *developed* pursuant to the Quality Housing Program), *extensions*, or conversions in these other districts.

The provisions of Article VII, Chapter 8 (Large Scale Residential Developments) are not applicable to *residential developments* pursuant to the Quality Housing Program.

## 28-02

**Definitions****Net square feet of a dwelling unit or rooming unit**

The "net square feet of a dwelling unit or rooming unit" is all the *floor area* within the perimeter walls of such unit.

**Total Net Residential Floor Area**

The "total net residential floor area" is the sum of the *net square feet of a dwelling unit or rooming unit* of all such units in a *development, enlargement, extension* or conversion.

**Vertical Circulation Core**

A "vertical circulation core" is an elevator core (consisting of one or more elevators) or a central stairwell in a non-elevator *building*.

28-03

**Quality Housing Program Elements**

The Quality Housing program consists of four components: neighborhood impact; *building* interior; recreation space and planting; and safety and security.

The neighborhood impact component controls the effect of the Quality Housing *building* on the neighborhood and includes *bulk* regulations, street planting and requirements for ground floor glazing in *Commercial Districts*, all of which are mandatory.

The *building* interior component sets minimum and preferred levels for the average size of *residential* unit; establishes minimum amounts of glazed area for each *residential* unit; requires privacy for ground floor *residential* units; mandates laundry facilities and special refuse storage and disposal systems; and encourages daylight in corridors.

The recreation and planting component establishes minimum and preferred space standards for indoor and outdoor recreation space, requires planting of open areas on the site, and encourages balconies.

The safety and security component sets minimum and preferred standards for the number of *residential* units per corridor; requires elevators, or the main stairways in walk-up *buildings*, that are visible from both the *street* and the door of each *residential* unit; mandates security devices for entrances to the *building* from the *accessory* parking; and requires secure open area visible from common spaces within the *building*.

Each Quality Housing *building* shall comply with all of the mandatory requirements of this Chapter and meet the preferred level in one of the two standards for *residential* unit size and recreation space.

**28-10 NEIGHBORHOOD IMPACT**

28-11

**Bulk Regulations**

The *bulk* regulations for Quality Housing *developments* or *enlargements* are set forth in the provisions applicable to the Quality Housing Program in Article II, Chapter 3; Article II, Chapter 4; Article III, Chapter 4 and Article III, Chapter 5.

28-12

**Street Tree Planting**

All Quality Housing *developments*, *enlargements*, *extensions* or conversions shall provide and maintain along the entire *street* length of the *zoning lot*, one street tree for every 25 feet of *street* frontage of the *zoning lot*. Such trees shall be of at least

three inch caliper at time of planting and be placed at approximately equal intervals except where the Commissioner of Highways determines that such tree planting would be infeasible. All street trees shall be planted, maintained and replaced when necessary with the approval of, and in accordance with, the standards of the Department of Parks and Recreation and the Department of Highways.

28-13

#### Ground Floor Glazing

In all *Commercial Districts*, the *street wall* of any non-residential portion of a Quality Housing *development* or *enlargement* located within 15 feet of the *street line* shall consist of clear non-tinted glass on at least 35 percent of the facade of such *street wall* to a height of twelve feet above *curb level* so that the *building interior* is visible from the *street*. The lowest point of such glass shall not be higher than four feet above *curb level*.

#### 28-20 BUILDING INTERIOR

28-21

#### Size of Dwelling Units

The minimum *net square feet of a dwelling unit* shall be at least 415 square feet. The average *net square feet of a dwelling unit* is determined by dividing the *total net residential floor area* within the *development, enlargement, extension* or conversion by the total number of *dwelling units* in such *development, enlargement, extension* or conversion. The result shall be no less than the minimum average *net square feet of a dwelling unit* as set forth in the following table. *Developments, enlargements, extensions* and conversions, electing to use the minimum standards of Section 28-32 (Required Indoor and Outdoor Recreation Space) shall meet or exceed the preferred average *net square feet of a dwelling unit* as set forth in the table below.

	SIZE OF DWELLING UNITS			
	Minimum Average Net Square Feet of a Dwelling Unit		Preferred Average Net Square Feet of a Dwelling Unit	
	<i>Non- Profit</i>		<i>Non- Profit</i>	
	<i>Residence for Elderly</i>	<i>Other Residential Building</i>	<i>Residence for Elderly</i>	<i>Other Residential Building</i>
District				

R6,R6A, R6B

R7, R7A,

R7B, R7X

R8B	500	600	550	750
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R8,R8A,R8X

R9,R9A	500	650	550	800
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R9X, R10A	500	700	550	800
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28-22

#### Windows

All windows in the *residential* portion of a *building* shall be double glazed.

The minimum area in square feet of *legally required windows* in each *dwelling unit* or *rooming unit* shall not be less than as set forth in the table below.

#### SIZE OF WINDOWS

<i>Building Height</i>	<i>Minimum Area of Windows as a Percentage of Net Square Feet of a Dwelling Unit or Rooming Unit</i>
<i>Under 13 stories</i>	9.5%
<i>13 or more stories</i>	11.5%

28-23

#### Visual Privacy

In *developments*, or *enlargements* of nine units or more, except *buildings developed* or *enlarged* pursuant to Section 23-633, 1(a), all *dwelling units* or *rooming units* within ten feet of a sidewalk shall either:

- (a) have a floor elevation at least three feet above the level of the adjoining sidewalk or
- (b) be separated from the adjacent sidewalk by a two foot wide strip densely planted with shrubs or trees which provide a year round dense screen at least four feet high at the time of planting.

28-24

#### Refuse Storage and Disposal

*Developments*, *enlargements*, *extensions* and conversions with nine or more *dwelling units* or *rooming units* per *vertical circulation core* shall comply with the provisions of this Section.

All refuse, except materials to be recycled, shall be mechanically compacted in accordance with applicable law. The storage and removal of refuse shall occur entirely within an enclosed area on the *zoning lot* and appropriate locations within the *zoning lot* shall be delineated for this purpose: at least one for *residential uses* and at least one for *community facility* and *commercial uses*. *Residential* storage and removal locations shall be provided at the rate of 2.9 cubic feet per *dwelling unit* or 1.15 cubic feet per *rooming unit*. *Developments* or *enlargements* with 175 or more *dwelling units* or *rooming units* shall store compacted refuse in an on-site container acceptable to the Department of Sanitation.

A refuse disposal room of not less than twelve square feet with no dimension less than three feet shall be provided on each *story* that has entrances to *dwelling units* or *rooming units*. At least two square feet of the door to the disposal room shall be transparent. The refuse disposal room shall contain a chute to the refuse compactor, two containers of at least three cubic feet each and shelf space for the storage of recyclable materials which shall measure at least three feet wide by 14 inches deep by 15 inches high. Twelve square feet of such refuse storage room shall be excluded from the definition of *floor area*.

28-25

#### Laundry Facilities

All *developments*, *enlargements*, *extensions* and conversions with nine or more *dwelling units* or *rooming units*, shall provide laundry facilities as set forth below.

- (a) Every *dwelling unit* shall be provided with a washing machine and a dryer; or
- (b) At least one laundry room shall be provided for the *dwelling units* or *rooming units* which are not provided with a washing machine and dryer, according to the following standards:
  - (i) Each laundry room shall have at least one washing machine and one dryer. One washing machine shall be required for every 20 *dwelling units* or *rooming units* and one dryer for every 40 *dwelling units* or *rooming units*. For the purposes of calculating the number of required machines, any fraction of a required machine 50 percent or greater shall be counted as an additional machine.
  - (ii) For every square foot of floor space occupied by the required machines there shall be a minimum of three additional square feet of unobstructed floor space in the laundry room which shall be equipped with chairs and tables for folding laundry.
  - (iii) At least 35 percent of each door to the laundry room shall be transparent.



- (iv) The laundry room shall be directly accessible only from a corridor within the *residential* portion of a *building* and shall be accessible to the handicapped. The laundry room shall adjoin a recreation space or planted area unless such laundry room serves only one *story*.
- (v) A laundry room which serves more than one *story* shall have at least one exterior wall and the minimum aggregate area in square feet of transparent glazed openings in the exterior walls of the laundry room shall not be less than 9.5 percent of the total floor space of the laundry room. All windows shall meet the applicable requirements for windows in Section 24-60 (COURT REGULATIONS AND MINIMUM DISTANCE BETWEEN WINDOWS AND WALLS OR LOT LINES).

That portion of each laundry room which is used to meet the above minimum requirements shall be excluded from the definition of *floor area*.

28-26

#### Daylight in Corridors

For every square foot of clear non-tinted window provided in a corridor, seven square feet of that corridor space may be excluded from the definition of *floor area* to a maximum of 50 percent of the square feet of the corridor provided that:

- (a) Such windows shall be measured in the plane of the rough window opening and be at least four feet by five feet;
- (b) Such windows shall be directly visible from 50 percent of the corridor or from the *vertical circulation core*. This standard shall be achieved when a visually unobstructed straight line can be drawn between such corridor, elevator or stairwell and the window; and
- (c) Such windows are located at least 30 feet from a wall or a *side or rear lot line* measured in a horizontal plane, and perpendicular to, the rough window opening.

#### 28-30 RECREATION SPACE AND PLANTING AREAS

28-31

##### Types of Recreation Space

Child use space is indoor or outdoor recreation space allocated for children under the age of 12.

Joint use space is indoor or outdoor recreation space allocated for both children and adults.

## 28-32

**Required Indoor and Outdoor Recreation Space**

All *developments, enlargements, extensions* or conversions with nine or more *dwelling units* or *rooming units* shall provide at least the minimum amount of indoor and outdoor recreation space as set forth in the table below. The amount of recreation space required is expressed as a percentage of the *total net residential floor area* of the *development, enlargement, extension* or conversion. *Developments, enlargements, extensions* or conversions with 40 or fewer *dwelling units* or *rooming units* may aggregate the minimum or preferred recreation space in one type, indoors or outdoors. *Developments, enlargements, extensions* or conversions electing to use the minimum standard of Section 28-21 (Size of Dwelling Units) shall meet or exceed the preferred standard for recreation space as set forth in the table below. *Developments, enlargements, extensions* or conversions that create *rooming units* shall meet the preferred standard for joint use space set forth in the table below for that portion of the *total net residential floor area* used by such units in lieu of providing child use space. In R9 or R10 Districts and in the equivalent *Commercial Districts* rooftop greenhouses and solariums may count towards the required outdoor recreation space on a square foot per square foot basis, and shall be excluded from the definition of *floor area*. The floor space of indoor recreation space provided in accordance with the standards set forth in Sections 28-31 to 28-34 and not exceeding the preferred standard in the table below shall be excluded from the definition of *floor area*.

**REQUIRED RECREATION SPACE**

(as a percent of the total net residential floor area)

District	Minimum Standard			Preferred Standard		
	Child Use	Joint Use		Child Use	Joint Use	
		Indoor	Outdoor		Indoor	Outdoor
R6, R6A, R6B, R7, R7A, R7B, R7X	1%	1%	1.5%	2%	1%	3%*
R8, R8A, R8B, R8X, R9, R9A, R9X, R10A	.5%	1%	1.5%	1%	2%	2.5%*

\* Unenclosed balconies and terraces with a minimum area of 72 square feet and a minimum depth of six feet may substitute for up to 50 percent of the difference between the minimum and the preferred amounts on a square foot per square foot basis.

The requirement for outdoor recreation space may be modified for conversions provided that the Commissioner of Buildings finds that the open area is of

insufficient size to satisfy the outdoor recreation space requirements and that the roof is unsuited for recreation use or cannot be made suitable at reasonable cost.

28-33

#### Location of Recreation Space

28-331

##### Indoor recreation space

Indoor recreation space shall be located at or above *curb level* or adjoining grade elevation.

28-332

##### Outdoor recreation space

Outdoor recreation space shall be open to the sky except that *building* projections, not to exceed seven feet in depth, may cover up to ten percent of the outdoor recreation space provided that the lowest level of the projection is at least ten feet above the level of the outdoor recreation space.

28-333

#### Special regulations for R9 or R10 Districts

In R9 or R10 Districts and the equivalent *Commercial Districts* outdoor recreation space shall be located according to the size of each space provided.

If size of a space is:

the location shall be:

1,500 square feet or more with no dimension less than 30 feet

at any *story* above *curb level* or adjoining grade level

1,000 square feet to 1,499 square feet with no dimension less than 25 feet

on a roof at least 14 feet above *curb level*

less than 999 square feet with no dimension less than 20 feet

on a roof at least 85 feet above *curb level* or the height of the *building* whichever is less

28-334

#### In a mixed use development or enlargement

In a mixed use *development, enlargement, extension* or conversion the recreation space shall be accessible only from the *residential* portion of the *building*.

28-34

## Standards for Recreation Space

28-341

## Standards for all recreation space

- (a) All recreation spaces shall be accessible to the residents of the *building* for at least 12 hours per day. Such spaces shall be accessible to the handicapped. Ramps, elevators, corridors and doors shall be designed to accommodate wheelchairs.
- (b) In *developments, enlargements, extensions* or conversions with 50 or more *dwelling units* or *rooming units* a restroom with a toilet and sink shall be provided adjacent to one indoor recreation space.
- (c) At least 35 percent of each door to a recreation space shall be transparent.
- (d) The minimum dimension of any recreation space shall be 15 feet.
- (e) A plaque, not less than one square foot in size, shall be mounted on a wall at a height of five feet above floor level at the entrance to each recreation space. Such plaque shall include the following statement: "This recreation space is provided for the use of the residents of this building as required by the New York City Zoning Resolution."

28-342

## Standards for outdoor recreation space

- (a) The minimum size of any outdoor recreation space shall be 225 square feet.
- (b) For every ten *dwelling units* or *rooming units* in the *development, enlargement, extension* or conversion one fixed seat with a back shall be provided in outdoor recreation spaces.
- (c) All outdoor recreation spaces shall be enclosed with a fence or wall at least six feet high along the *lot lines* and shall be separated from all *dwelling units, rooming units*, and outdoor areas serving individual units by a four foot high opaque fence, wall or year round dense screen of strip densely planted shrubs located at least six feet from a window or door of a *dwelling unit* or *rooming unit*.
- (d) At a height of 120 feet or more above *curb level* all outdoor recreation space shall be protected from the wind with a screen mounted on the parapet wall. The minimum height of such screen shall be six feet above the roof level provided that only a transparent screen may penetrate a *sky exposure plane*.

## 28-343

## Standards for outdoor child use space

- (a) Outdoor child use space shall be provided with swings, see-saws, sand boxes, sprinklers, wading pools, game tables or other play equipment acceptable to the Commissioner of Buildings as appropriate for child use space.
- (b) The space around the equipment shall be surfaced with a resilient material.

## 28-344

## Standards for outdoor joint use space

Outdoor joint use space shall be provided with *accessory* basketball, handball, volley ball, tennis or badminton courts, shuffleboard, bocci, horseshoe pitching, game tables, exercise courses or other equipment acceptable to the Commissioner of Buildings as appropriate for joint use space.

## 28-345

## Standards for indoor recreation space

- (a) The minimum size of any indoor recreation space shall be 300 square feet and shall be excluded from the definition of *floor area*.
- (b) In *developments, enlargements, extensions* and conversions with 100 or more *dwelling units* or *rooming units*, indoor recreation space shall include a kitchenette.
- (c) Transparent windows shall be provided in the outside walls of the indoor recreation space. The minimum aggregate area in square feet of such windows shall not be less than 9.5 percent of the floor space of the indoor recreation space. All windows shall meet the applicable requirements for windows in Section 24-60 (COURT REGULATIONS AND MINIMUM DISTANCE BETWEEN WINDOWS AND WALLS OR LOT LINES) and 50 percent of such windows shall be operable.
- (d) Window sills in child use space shall be no higher than two feet six inches above the floor level and window guards shall be installed in all windows.

## 28-35

## Planting Areas

Areas of the *zoning lot* not included in *Quality Housing lot coverage* shall be planted in accordance with the provisions of this Section.

## 28-351

## Location of required planting

- (a) The area of the *zoning lot* between the *street line* and the *street wall* of the *building* shall be planted, except at the entrances to and exits from the *building*, or adjacent to *commercial uses* fronting on the *street*.
- (b) Sixty percent of the remaining areas of the *zoning lot* which are not *Quality Housing lot coverage* and are not more than 23 feet above *curb level* shall be planted except for areas improved as open *accessory off-street parking* for assisted housing as described in Section 25-25. Up to 30 percent of the required planting area may be developed as outdoor recreation space.
- (c) In R9 or R10 Districts and the equivalent *Commercial Districts* the planting and tree requirements may be satisfied within rooftop greenhouses or solariums.

## 28-352

## Standards for planting

Plantings may include grass, ground cover, shrubs, flower beds and trees.

- (a) Planting areas shall contain at least the following amounts of topsoil for:

lawns	6 inches
ground cover	9 inches
deciduous shrubs	12 inches
evergreen shrubs	18 inches

- (b) Trees shall be placed in a planting area of at least 64 cubic feet with at least 12 inches of topsoil and shall be a minimum of three inch caliper or eight feet high at time of planting.
- (c) In all districts all *developments* or *enlargements* shall plant at least the number of trees in open areas as set forth in the table below.

## REQUIRED TREE PLANTING

Lot Coverage	Required Trees Per <i>Lot Area</i>
70% or less	one tree per 2,000 square feet
71% or more	one tree per 3,500 square feet

## 28-40 SAFETY AND SECURITY

## 28-41

## Density per Vertical Circulation Core

In any *development, enlargement* or conversion no *vertical circulation core* shall serve more than 15 *dwelling units* and *rooming units* per *story*.\* In any *development, enlargement* or conversion if the number of *dwelling units* or *rooming units* served by each *vertical circulation core* per *story* does not exceed the preferred standard as set forth in the table below, then 50 percent of the square feet of the corridor serving such *dwelling units* or *rooming units* on such *story* may be excluded from the definition of *floor area*.

## DENSITY OF DWELLING UNITS PER VERTICAL CIRCULATION CORE

District	Average Number of <i>Dwelling Units</i> and <i>Rooming Units</i> Served by a <i>Vertical Circulation Core</i> Per <i>Story</i>	
	Minimum Standard*	Preferred Standard
R6,R6A,R6B,R7,R7A,R7B,R7X	15	11
R8,R8A,R8B,R8X	15	10
R9,R9A,R9X,R10,R10A	15	8

\* For *non-profit residences for the elderly* or publicly assisted housing for the elderly the minimum standard shall be 17 *dwelling units* and *rooming units* per *vertical circulation core*.

## 28-42

## Entrance to Buildings

In any *development, or enlargement* with a new main entrance, such entrance to, and the main lobby of, the *residential* portion of a *building* shall be directly visible from the *street*. The entrance and floor of such lobby shall be within three feet of *curb level* and shall be accessible to wheelchairs.

In a *building* used partly for *residential use* and partly for *community facility* or *commercial uses*, the entrances to the *residential* portion of the *building* shall be separate from and unconnected to the entrances or exits of other *uses*. All exits from a garage or parking lot including stairs, passageways or elevators, which lead to the *residential* portion of a *building* shall be controlled by a locked security system which can be activated only by the *residential* occupants of the *building* by means of a key, key pad or similar security device.

## 28-43

**Visibility of the Vertical Circulation Core from the Street**

In any *development*, or *enlargement* with a new *vertical circulation core*, the entry door to the *vertical circulation core* shall be clearly visible through the main entrance door of the *building*. This standard shall be achieved when a visually unobstructed straight line can be drawn between such entrance and any point on a line perpendicular to, and within three feet of the center of the doors to such *vertical circulation core*. In such *development* or *enlargement* with more than one *vertical circulation core* served by a common lobby, such visually unobstructed line may be deflected by an appropriately placed single, floor to ceiling, shatterproof mirror at least 12 inches wide.

## 28-44

**Visibility of the Vertical Circulation Core Doors from Dwelling Unit or Rooming Unit Doors**

In all *developments*, *enlargements* or conversions the doors to the *vertical circulation core* at each *story* shall be clearly and directly visible from the entry door to each *dwelling unit* or *rooming unit*. This standard shall be achieved when a visually unobstructed straight line can be drawn between the doors to the *vertical circulation core* and the entry door to each *dwelling unit* or *rooming unit*. Such visually unobstructed line shall be straight except as deflected by a single, floor to ceiling, shatterproof mirror at least 12 inches wide appropriately placed in the corridor.

**28-50 PARKING FOR QUALITY HOUSING**

Except as modified by the provisions of this Section, *accessory* off-street parking for Quality Housing *developments*, *enlargements* or conversions shall be provided as set forth in Article II, Chapter 5 and Article III, Chapter 6.

## 28-51

**Enclosure of Accessory Off-Street Parking Spaces**

*Accessory* off-street parking spaces for any *dwelling unit* or *rooming unit developed*, *enlarged* or converted pursuant to the Quality Housing Program shall be within a *completely enclosed building* except as otherwise provided in this section.

## 28-511

For public, publicly assisted and government assisted housing or non-profit residences for the elderly

For Quality Housing *developments*, *enlargements* or conversions containing public, publicly assisted and government assisted housing units or *non-profit*



*residences for the elderly* as defined in Section 25-25 (Modification of Requirements for Public, Publicly Assisted and Government Assisted Housing or Non-Profit Residences for the Elderly) *accessory* off-street parking spaces may be unenclosed provided that such parking spaces are screened from *residential* units, adjacent *zoning lots* and *streets* in accordance with paragraph (a) Section 25-66 (Screening)..

#### 28-512

##### For other residences

For other Quality Housing *developments, enlargements, or conversions, accessory* off-street parking spaces may be unenclosed provided that the requirements of Sections 28-31 to 28-34 (Recreation Space and Planting Areas) and 28-23 (Visual Privacy) are met. Such parking spaces shall be screened from *residential* units, adjacent *zoning lots* and *streets* in accordance with paragraph (a) Section 25-66 (Screening).

#### 28-513

##### For off-site accessory off-street parking

Off-site *accessory* off-street parking spaces for Quality Housing *developments, enlargements* or conversions may be unenclosed provided that the *zoning lot* on which such spaces are located does not contain a *residential use*.

#### 28-52

##### Location of Accessory Parking

On-site *accessory* off-street parking for Quality Housing *developments, enlargements* or conversions shall not be permitted within a required *front yard* or a *street wall* setback distance.

#### 28-53

##### Non-Conforming Uses

A *non-conforming use* may be changed to a *residential use* pursuant to the Quality Housing Program and the applicable district *accessory* off-street parking requirements shall not apply to such change of *use* but shall apply to any *enlargement*.

CHAPTER 3 Bulk Regulations for Commercial or Community Facility Buildings  
in Commercial Districts

## 33-00 APPLICABILITY, DEFINITIONS, AND GENERAL PROVISIONS

## 33-01

## Applicability of this Chapter

\* \* \*

[All districts indicated in Column A shall comply with the regulations for districts indicated in Column B except as set forth in the sections indicated in Column C.

Column A	Column B	Column C
C1 and C2 in R8A and R8B	C1 and C2 in R8	35-411
C1 and C2 in R9A and R9X	C1 and C2 in R9	35-411,35-42, 35-631
C1 and C2 in R10A	C1 and C2 in R10	35-42,35-631
C1-8A,C1-8X C2-7A, C2-7X	C1-8 C2-7	35-23,35-412 35-42,35-631
C1-9A C2-8A C4-6A	C1-9 C2-8 C4-6	35-23, 35-42, 35-631
C4-7A	C4-7	35-23, 35-42,33-632
C6-1A	C6-1	34-23, 34-412
C6-2A	C6-2	35-23, 35-42, 35-632]

\* \* \*

Special regulations applying only in Special Purpose Districts set forth in Articles VIII, IX, X, XI and XII.

All C5-2A Districts shall comply with the regulations of C5-2 Districts except as set forth in Sections 33-122, 33-123 and 33-126.

All C6-1A Districts shall comply with the regulations of C6-1 Districts except as set forth in Sections 33-120.5, 33-123, 33-131 and 33-151.

\* \* \*

## 33-011

**District designations**

**Whenever a section lists a district with a letter suffix the provisions applicable to the letter suffix district are different from the provisions applicable to the district without such suffix as set forth in that section.**

\* \* \*

## 33-120.5

Maximum limit on floor area ratio

C1 C2 C3 C4 C5 C6 C7 C8

\* \* \*

**[(e) In C1-8A, C1-8X, C1-9A, C2-7A, C2-7X, C2-8A, C4-6A, C4-7A and C6-2A Districts the provisions of Sections 33-13 (Floor Area Bonus for a Plaza or Plaza Connected Open Area), 33-14 (Floor Area Bonus for Urban Open Space), and 33-15 (Floor Area Bonus for Arcades) shall not apply.**

**(f) In the districts indicated, where mapped within R9A, R9X or R10A Districts, the provisions of Sections 33-132, 33-142 and 33-152 shall not apply.]**

**[C1-1, C2-1, C1-2, C2-2, C1-3, C2-3, C1-4, C2-4, C1-5, C2-5]**

**C1-8A, C1-8X, C1-9A, C2-7A, C2-7X, C2-8A, C4-6A, C4-7A, C5-1A, C6-2A, C6-3A, C6-4A**

**(e) In the districts indicated and in C1 and C2 Districts mapped within R9A, R9X or R10A Districts, the provisions of Section 33-13 (Floor Area Bonus for a Plaza or Plaza Connected Open Area), 33-14 (Floor Area Bonus for Urban Open Space), and 33-15 (Floor Area Bonus for Arcades) shall not apply, and**

**[In the districts indicated,] no existing *plaza* or other public amenity, open or enclosed, for which *floor area* bonus has been received, pursuant to regulations antedating (the effective date of this amendment) [April 18, 1985] shall be eliminated or reduced in size, without a corresponding reduction in the *floor area* of the *building* or the substitution of equivalent complying area for such amenity elsewhere on the *zoning lot*.**

## 33-121

In districts with bulk governed by Residence District bulk regulations

C1-1, C2-1, C1-2, C2-2, C1-3, C2-3, C1-4, C2-4, C1-5, C2-5

In the districts indicated, the maximum *floor area ratio* for a *commercial* or *community facility building* is determined by the *Residence District* within which

such *Commercial District* is mapped and shall not exceed the maximum *floor area ratio* set forth in the following table:

MAXIMUM FLOOR AREA RATIO

District	For commercial buildings	For community facility buildings	For buildings used for both commercial and community facility uses
R-1	1.00	0.50	1.00
R-2	1.00	0.50	1.00
R3	1.00	1.00	1.00
R4	1.00	2.00	2.00
R5, R6B	1.00	2.00	2.00
R6A, R7B	2.00	3.00	3.00
R7A, R8B	2.00	4.00	4.00
R6	2.00	4.80	4.80
R7-1	2.00	4.80	4.80
R7X	2.00	5.00	5.00
R7-2	2.00	6.50	6.50
R8	2.00	6.50	6.50
R8A	2.00	6.50	6.50
R8X	2.00	6.00	6.00
R9	2.00	10.00	10.00
R9A	2.00	7.50	7.50
R9X	2.00	9.00	9.00
R10	2.00	10.00	10.00
R10A	2.00	10.00	10.00

\* \* \*

33-122

Commercial buildings in all other Commercial Districts

C1-6, C1-7, C2-6, C1-8, C2-7, C1-9, C2-8, C3, C4, C5, C6, C7, C8

In the districts indicated, the maximum *floor area ratio* for a *commercial building* shall not exceed the *floor area ratio* set forth in the following table:

## MAXIMUM FLOOR AREA RATIO

0.50	C3			
1.00			C4-1	C8-1
	C1-6			
	C1-7	C2-6		
	C1-8	C2-7		C8-2
	[C1-8A]	[C2-7A]		C8-3
2.00	[C1-8X]	[C2-7X]		C7
	C1-9	C2-8		
	[C1-9A]	[C2-8A]		
3.00			C4-2A	
			C4-3A	
3.40			C4-2	
			C4-3	
			C4-4	
			C4-5	
			C4-6	
			[C4-6A]	
4.00			C4-4A	C5-1
			C4-5A	
			C4-5X	
5.00				C8-4
				C6-1
				C6-1A
6.00				C6-2
				[C6-2A]
				C6-3
			C4-7	C6-4
			[C4-7A]	
				C5-2
				C5-4
				C6-5
10.00				C6-8
12.00			C5-2A	
15.00			C5-3	C6-6
			C5-5	C6-7
				C6-9

33-123

Community facility buildings or buildings used for both community facility and commercial uses in all other Commercial Districts

C1-6,C1-7,C2-6,C1-8,C2-7,C1-9,C2-8,C3,C4,C5,C6,C8

In the districts indicated, the maximum *floor area ratio* for a *community facility building* or for a *building* used for both *commercial* and *community facility uses* shall not exceed the *floor area ratio* set forth in the following table:

**MAXIMUM FLOOR AREA RATIO**

1.00			C3		
2.00			C4-1		
2.40			C8-1		
3.00			C4-2A C4-3A		
4.00	C1-6A	C2-6A	C4-4A C4-5A		
5.00			C4-5X		
4.80			C4-2 C4-3		C8-2
6.00			C6-1A		
6.50	C1-6 C1-7	C2-6	C4-4 C4-5	C6-1 C6-2 [C6-2A]	C8-3 C8-4
7.50	C1-8A	C2-7A	C6-3A		
9.00	C1-8X	C2-7X			
10.00	C1-8 C1-9 [C1-9A]	C2-7 C2-8 [C2-8A]	C4-6 [C4-6A] C4-7 [C4-7A]	C5-1 C5-2 C5-4	C6-3 C6-4 C6-5 C6-8
12.00			C5-2A		
15.00					C6-6 C6-7 C6-9

\* \* \*

33-17

Special Provisions for Zoning Lots Divided  
by District Boundaries

C1,C2,C3,C4,C5,C6,C7,C8

In all districts, as indicated, whenever a *zoning lot* is divided by a boundary between districts or is subject to other regulations resulting in [with] different maximum *floor area ratios on portions of the zoning lot*, the provisions set forth in Article VII, Chapter 7 shall apply.

\* \* \*

33-25

Minimum Required Side Yards

C1,C2,C3,C4,C5,C6,C7,C8

In all districts, as indicated, no *side yards* are required. However, if an open area extending along a *side lot line* is provided at any level, it shall be either:

\* \* \*

33-283

Required rear yard equivalents

C1,C2,C3,C4-1,C7,C8-1,C8-2,C8-3

In the districts indicated, on any *through lot* 110 feet or more in maximum depth from *street* to *street*, one of the following *rear yard equivalents* shall be provided:

- (a) An open area with a minimum depth of 40 feet linking adjoining *rear yards*, or if no such *rear yards* exist, then midway (or within five feet of being midway) between the two *street lines* upon which such *through lot* fronts[, or].

**In C1-6A, C1-7A, C1-8X, C1-9A, C2-6A, C2-7X, C2-8A and in C1 and C2 Districts mapped within R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X or R10 Districts, a *rear yard equivalent* shall be provided only as set forth in this paragraph; or**

\* \* \*

- [(d) In C1 and C2 districts mapped within R8A, R9A or R10A Districts and in C1-8A, C1-8X, C1-9A, C2-7A, C2-7X and C2-8A Districts the provisions of paragraphs (b) and (c) above shall not apply.]

\* \* \*

33-294

**Other special provisions along certain district boundaries**

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

**In the districts indicated and in C1 and C2 Districts mapped within R6A, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X or R10A Districts, the *development* or *enlargement* of a *building* or portions thereof within 25 feet of the boundary of an R1, R2, R3, R4, R5 or R6B District shall comply with the requirements for R6B Districts in Sections 23-45 (Minimum Required Front Yards) and 23-633 (Street wall and height and setback regulations in certain districts) when such portions are located within 25 feet of the boundary of an R1, R2, R3, R4, R5 or R6B District.**

\* \* \*

33-42

**Permitted Obstructions**

In all *Commercial Districts*, the following shall not be considered obstructions and may thus penetrate a maximum height limit or [a] *front or rear sky exposure planes* set forth in Section 33-43 (Maximum Height of Front Wall and Required Setbacks), Section 33-44 (Alternate Front Setbacks), or Section 33-49 (Limited Height Districts):

\* \* \*

33-43

**Maximum Height of Front Wall and Required Front Setbacks**

\* \* \*

33-431

In C1 and C2 Districts with bulk governed by surrounding Residence District

\* \* \*

[(b) When mapped within R8A, R8B, R9A, R9X or R10A Districts the maximum height of a *street wall* and required front setbacks shall be as set forth in Section 23-633 (Street wall and height and setback regulations in certain districts).]

**C1-1,C2-1,C1-2,C2-2,C1-3,C1-4,C2-3,C1-5,C2-4,C2-5**

**(b) In the districts indicated when mapped within R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A or R10A Districts the provisions of Section 26-633**



**(Street wall and height and setback regulations in certain districts) shall apply.**

33-432

In other Commercial Districts

\* \* \*

[(b) In C1-8A, C1-8X, C1-9A, C2-7A, C2-7X, C2-8A, C4-6A, C4-7A and C6-2A Districts the maximum height of a *street wall* or any other portion of a *building or other structure* shall be as set forth in Section 33-433 (Street wall and height and setback regulations in certain districts).]

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

**(b) In the districts indicated, Section 33-433 (Street and height and setback regulations in certain districts) shall apply.**

33-433

Street wall and height and setback regulations in certain districts

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

In the districts indicated, *street wall*, height and setback regulations are set forth in this section. The provisions of Sections 33-44 (Alternate Front Setbacks) and 33-45 (Tower Regulations) shall not apply.

1. Location of Street Wall

**C1-7A, C1-8A, C1-8X, C1-9A, C2-7A, C2-7X, C2-8A, C4-6A, C4-7A, C5-1A, C6-2A, C6-3A, C6-4A**

**(a) In the districts indicated, the *street wall* of any *development* or *enlargement* for the first two *stories* or 23 feet, whichever is greater, shall be located on the *street line* and extend the entire [width] length of the *street line* of the *zoning lot*, except as provided in paragraph (c)[(b)] and [(3)] sub-section 3 (Modification of Street Wall Requirements) below.**

However, at the intersection of two *street lines* the *street wall* may be located [within five feet of the *street line*, measured perpendicular to the *street*] anywhere within an area bounded by the two *street lines* and lines parallel to and five feet from each *street line*. [Recesses are permitted only for entrances and windows.]

Except as provided in [(3)] **sub-section 3** below, for any *development* or *enlargement* [fronting on a *wide street*] the *street walls* above the level of the second *story* or 23 feet, whichever is greater, shall comply with one of the following options. Under all options, at the intersection of two *street lines*, the *mandatory street wall* may be located [within five feet of the *street line*, measured perpendicular to the *street*] **anywhere within an area bounded by the two *street lines* and lines parallel to and five feet from each *street line*.**

**Option 1**

*Mandatory street walls* shall be located on the *street line* and extend the entire [width] **length of the *street line*** of the *zoning lot*.

**Option 2**

At least 50% of the aggregate length of the *street walls* shall comply with Option 1. The remainder of the aggregate length of the *mandatory street walls* at each *story* may be recessed from the *street line* to a depth not exceeding 10 feet provided that the length of any such recess does not exceed 25% of the aggregate length of the *street walls* at each *story*.

**Option 3**

A minimum of 75% of the aggregate area of the *mandatory street walls* at each *story* shall be within five feet of the *street line* provided that the *mandatory street walls* shall abut the *street line* at least once every 25 feet.

**Recesses shall comply with the applicable regulations of Section 33-50 (COURT REGULATIONS AND MINIMUM DISTANCE BETWEEN WINDOWS AND WALLS OR LOT LINES).**

**C1-6A,C2-6A,C4-2A,C4-3A,C4-4A,C4-5A,C4-5X**

- (b) In the districts indicated all *street walls* of any *development* or *enlargement* shall be located no further from the *street line* than the maximum permitted *street wall* setback distance until the height of such *street walls* equals the height above the *street line* of the *front sky exposure plane* as set forth in the table below except as provided in paragraph (c) and Subsection 3 (Street Wall Modifications) below. However, at any level a portion of any *street wall* below the height above the *street line* of the *sky exposure plane* may be located beyond the maximum *street wall* setback distance provided that such portion of the *street wall* does not exceed 25% of the length of that *street wall* and is located in an *outer court* which complies with the requirements of Section 33-50 (COURT REGULATIONS AND MINIMUM DISTANCE BETWEEN WINDOWS AND WALLS OR LOT

**LINES). No driveways or parking spaces are permitted in such *outer court*. These *street wall* requirements shall be applicable to only one *street* on *through lots* which extend less than 110 feet in maximum depth from *street* to *street*, but shall apply to both *streets* on deeper *through lots*. These *street wall* requirements shall be inapplicable along a *wide street* within 15 feet of its intersection with a *narrow street*, or to any *street wall* located beyond 100 feet from a *street line*.**

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

(c) [(b)] In the districts indicated, a vertical *enlargement* in excess of one *story* or 15 feet to an existing *building* is permitted only pursuant to the mandatory requirements of the above provisions or as a vertical extension of the existing *street wall* **except as provided in subsection 3 below.**

## 2. Height of Street Wall

[C1-8A,C1-8X,C1-9A,C2-7A,C2-7X,C2-8A,C4-6A,C4-7A,C6-2A]

[In the districts indicated the mandatory minimum height above *curb level* of a *street wall* without a setback shall be as set forth in Column A, or the height of the *building*, whichever is less; the maximum permitted height of a *street wall* without a setback at the *street line* shall be as set forth in Column B; and above such specified maximum height the *building or other structure* shall not penetrate the *sky exposure plane* as set forth in Column B in the table below:

Column A		Column B					
Sky Exposure Plane**							
Mandatory minimum height of street wall (in feet)	Narrow street*	Maximum permitted height of street wall without setback at the street line (in feet)	Slope over zoning lot (expressed as a ratio of vertical to horizontal distance)				
Wide street*			Vertical	Horizontal			
60	23	85	1.5	to 1	C6-2A		
60	23***	100	1.5	to 1	C1-8A	C2-7A	
110	23***	110	2.0	to 1	C1-8X	C2-7X	
125	23***	150	2.5	to 1	C1-9A	C2-8A	C4-6A C4-7A

\* The mandatory minimum height of a front wall on *wide streets* shall apply to all *developments* or *enlargements* on *zoning lots* on *narrow streets* within 50 feet of the intersection with a *wide street*.

\*\* The *sky exposure plane* shall begin at the maximum permitted height of the *street wall* at the *street line*.

\*\*\* No setback shall be permitted below a height of 55 feet except as provided in paragraph 1(b) above.]

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

(a) In the districts indicated, no *street wall* shall penetrate the *front sky exposure plane* set forth in the table below.

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

(b) In the districts indicated, the minimum height above *curb level* of a mandatory *street wall* without setback, shall be as specified in the table below, unless the height of the *building* is less than such minimum. If such *street wall* along a *narrow street* rises above such minimum height no setbacks shall be permitted below a height of 55 feet except as provided in 1(f) above. The minimum height of a mandatory *street wall* on *wide streets* shall apply to all *developments* or *enlargements* on *zoning lots* on *narrow streets* within 50 feet of the intersection with a *wide street*.

C4-5X

(c) In the district indicated, one of three sets of *sky exposure planes* as set forth in the table below shall apply. Alternates 2 and 3 require a minimum setback of 10 feet from the *street wall* from a height of between 65 and 70 feet above *curb level* to the height above the *street*

*line of the front sky exposure plane. The Alternate 3 sky exposure planes may apply only if the width of the street wall of the building above the mandatory front setback level on the wide street is less than 50% of the width of the wide street frontage of the zoning lot. The Alternate 2 sky exposure planes may apply if such percentage is between 51% and 90%.*

### 3. Modifications of Street Wall Requirements

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

- (a) In the districts indicated, on a zoning lot where there is an existing building to remain, and when there is to be a new development or enlargement that includes new street walls, the requirements governing height and location of street walls shall not apply within a volume defined by the rear wall of the existing building [(W<sup>2</sup>)], the front lot line [(W<sup>1</sup>)], the prolongations of the side walls [(L)], and [a height of 150 feet above curb level. If, after April 9, 1984, any exterior demolition or destruction occurs within the volume defined the requirements governing street wall height and location shall apply.]the roof of the existing building. If, after (the effective date of this amendment), any exterior demolition or destruction occurs within this volume or to the boundaries of this volume, or if any development or enlargement occurs above this volume the requirements governing street wall height and location shall apply.

150' Above  
Curb Level

Above 150'  
Curb Level

L Sidewall and prolongation of existing building

W<sup>1</sup> Front lot line

W<sup>2</sup> Rear wall of existing building]

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

(b) In the districts indicated the City Planning Commission may, upon application, authorize modifications in the required *street wall* location of a *development* or *enlargement* if the Commission finds that existing *buildings* or existing open areas serving existing *buildings* to remain on the *zoning lot* would be adversely affected by the location of the *street walls* of the *development* or *enlargement* in the manner prescribed in the paragraphs above.

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

4. Front and Rear Sky Exposure Planes

In the districts indicated, no *building* or *other structure* shall penetrate the *front* or *rear sky exposure planes* set forth in the table below.

Both the *front* and *rear sky exposure planes* shall rise in opposite directions over the *zoning lot* at a ratio of vertical distance to horizontal distance as set forth in the table below and shall terminate at a line where they intersect. When a *street line* intersects any other *street line*, the *front sky exposure planes* of both *street* frontages shall terminate at a line where the *front sky exposure planes* intersect and the *rear sky exposure planes* shall terminate at a line where the *rear sky exposure planes* intersect. In plan, the line of intersection of these planes shall bisect the interior angle formed at the line of intersection of these *street lines* as shown in the diagram below.

\* \* \*

TABLE: STREET WALL AND HEIGHT AND SETBACK REGULATIONS

District	Minimum Required				Slope Over Zoning Lot			
	Maximum Street Wall Setback Distance from Street Line (in feet)		Wall within Setback Distance (in feet)		(Expressed as a Ratio of Vertical to Horizontal Distance)			
					Front Sky Exposure Plane		Rear Sky Exposure Plane	
	on a Wide Street	on a Narrow Street	on a Wide Street	on a Narrow Street	Height Above the Street Line (in feet)	Vertical Distance to Horizontal Distance	Height Above the 100-Foot Line (in feet)	Vertical Distance to Horizontal Distance
Cl or 2 when mapped within R1 to R10 Districts (1)	8	15	-	-	65	1.0 to 1.0	30	1.0 to 1.0
C1-6A	0	0	60	23	85	1.5 to 1.0	80	1.0 to 1.0
C1-7A	0	0	-	23	102	1.5 to 1.0	100	1.0 to 1.0
C1-8A (Narrow) (2)	0	0	60	-	102	1.5 to 1.0	100	1.5 to 1.0
C1-8A (Wide) (3)	0	0	-	23	120	2.0 to 1.0	120	1.0 to 1.0
C1-8X (Narrow) (2)	0	0	105	-	120	2.0 to 1.0	120	1.5 to 1.0
C1-8X (Wide) (3)	0	0	-	23	150	2.5 to 1.0	120	1.0 to 1.0
C1-9A (Narrow) (2)	0	0	125	-	150	2.5 to 1.0	140	1.5 to 1.0
C1-9A (Wide) (3)	8	15	-	-	65	1.0 to 1.0	30	1.0 to 1.0
C2-6A	0	0	-	23	102	1.5 to 1.0	100	1.0 to 1.0
C2-7A (Narrow) (2)	0	0	60	-	102	1.5 to 1.0	100	1.5 to 1.0
C2-7A (Wide) (3)	0	0	-	23	120	2.0 to 1.0	120	1.0 to 1.0
C2-7X (Narrow) (2)	0	0	105	-	120	2.0 to 1.0	120	1.5 to 1.0
C2-7X (Wide) (3)	0	0	-	23	150	2.5 to 1.0	140	1.0 to 1.0
C2-8A (Narrow) (2)	0	0	125	-	150	2.5 to 1.0	140	1.5 to 1.0
C2-8A (Wide) (3)	8	-	-	45	60	1.0 to 1.0	20	1.0 to 1.0
C4-2A	8	-	-	45	60	1.0 to 1.0	20	1.0 to 1.0
C4-3A	8	-	-	45	65	1.0 to 1.0	35	1.0 to 1.0
C4-4A	8	-	-	45	65	1.0 to 1.0	35	1.0 to 1.0
C4-5A	8	-	-	65	85	1.0 to 1.0	45	1.0 to 1.0
C4-5X - Alt - 1	8	-	-	65	115	1.0 to 1.0	80	1.0 to 1.0
- Alt - 2	8	-	-	65	135	1.0 to 1.0	105	1.0 to 1.0
- Alt - 3	8	-	-	23	150	2.5 to 1.0	140	1.0 to 1.0
C4-6A (Narrow) (2)	0	0	125	-	150	2.5 to 1.0	140	1.5 to 1.0
C4-6A (Wide) (3)	0	0	-	23	150	2.5 to 1.0	140	1.0 to 1.0
C4-7A (Narrow) (2)	0	0	125	-	150	2.5 to 1.0	140	1.5 to 1.0
C4-7A (Wide) (3)	0	0	-	23	150	2.5 to 1.0	140	1.0 to 1.0
C5-1A (Narrow) (2)	0	0	60	23	85	1.5 to 1.0	80	1.0 to 1.0
C5-1A (Wide) (3)	0	0	-	23	102	1.5 to 1.0	100	1.0 to 1.0
C6-2A	0	0	60	23	85	1.5 to 1.0	80	1.0 to 1.0
C6-3A (Narrow) (2)	0	0	-	23	102	1.5 to 1.0	100	1.0 to 1.0
C6-3A (Wide) (3)	0	0	60	-	102	1.5 to 1.0	100	1.5 to 1.0

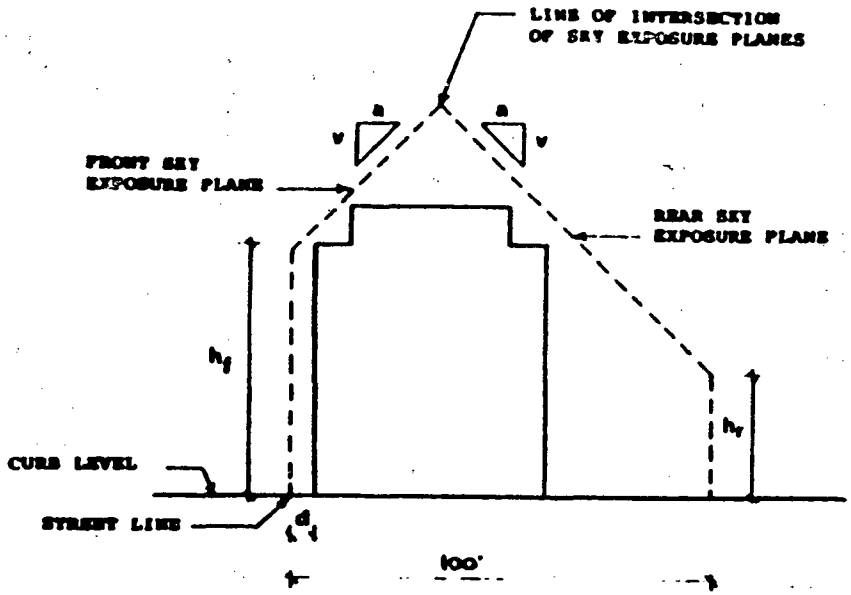


ILLUSTRATION OF SKY EXPOSURE PLANES

SECTION 33-433

$h_f$  is the height at which the front sky exposure plane begins at the street line

$h_r$  is the height at which rear sky exposure plane begins at the 100-foot line

$d$  is the maximum street wall set back distance

$v$  is the vertical distance

$a$  is the horizontal distance



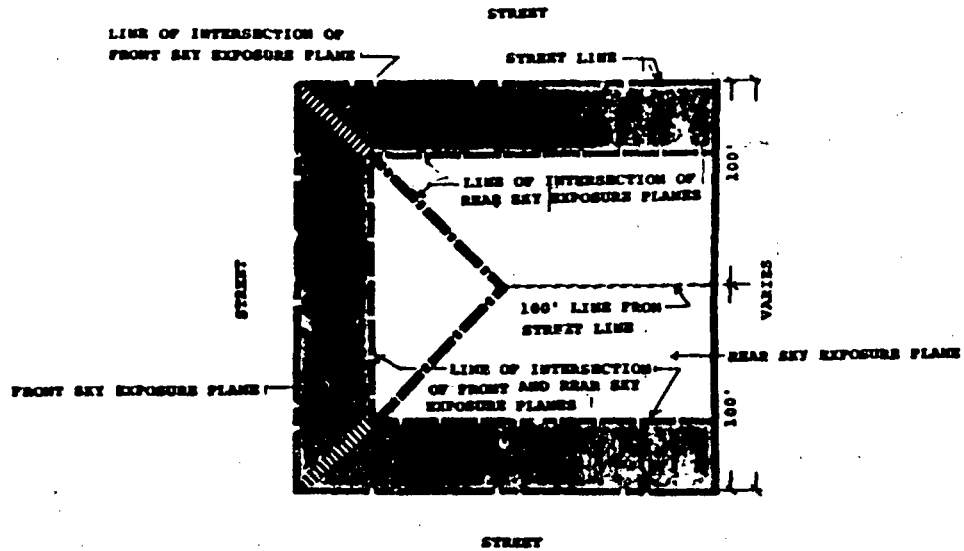


ILLUSTRATION OF SECTION 33-433

33-48

Special Provisions for Zoning Lots Divided  
by District Boundaries

C1,C2,C3,C4,C5,C6,C7,C8

In all districts, as indicated, whenever a *zoning lot* is divided by a boundary between districts, or is subject to other regulations resulting in [with] different height and setback regulations, or whenever a *zoning lot* is divided by a boundary between a district to which the provisions of Section 33-45 (Tower Regulations) apply and a district to which such provisions do not apply, the provisions set forth in Article VII, Chapter 7, shall apply.

\* \* \*

33-491

C1,C2,C4-5X,C4-6A,C4-7A,C5-1A,C6-2A,C6-3A,C6-4A

Additional regulations for narrow buildings  
or enlargements

If the width of the *street wall* of a new *building* or the enlarged portion of an existing *building* is 45 feet or less, the provisions of Section 23-692 (Additional Regulations for Narrow Buildings or Enlargements) shall apply to such new or enlarged *building*.

\* \* \*

Chapter 4 Bulk Regulations for Residential Buildings in Commercial Districts

34-00 APPLICABILITY AND DEFINITIONS

34-01

Applicability of this Chapter

\* \* \*

[All districts indicated in Column A shall comply with the regulations for districts indicated in Column B except as set forth in the sections indicated in Column C.

Column A	Column B	Column C
C1-8A, C1-8X	C1-8	34-112
C2-7A, C2-7X	C2-7	34-112
C1-9A	C1-9	34-112
C2-8A	C2-8	34-112
C4-6A	C4-6	34-112
C4-7A	C4-7	34-112

C6-1A	C6-1	34-112
C6-2A	C6-2	34-112 ]
	* * *	

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI and XII.

All C5-2A Districts shall comply with the regulations of C5-2 Districts except as set forth in Section 34-114.

All C6-1A Districts shall comply with the regulations of C6-1 Districts except as set forth in Section 34-112.

**34-011**

**District designations**

Whenever a section lists a district with a letter suffix the provisions applicable to the letter suffix district are different from the provisions applicable to the district without such suffix as set forth in that section.

**34-012**

**Quality Housing Program**

In C1 and C2 Districts mapped within *Residence Districts* with a letter suffix, and in C1-6A, C1-7A, C1-8A, C1-8X, C1-9A, C2-6A, C2-7A, C2-7X, C2-8A, C4-2A, C4-3A, C4-4A, C4-5A, C4-5X, C4-6A, C4-7A, C5-1A, C6-2A, C6-3A, or C6-4A Districts, *residential buildings* shall comply with all of the requirements of Article II, Chapter 8 (Quality Housing Program).

In the above listed districts without a letter suffix and in C5-2, C5-3, C5-4, C5-5, C6-1, C6-1A, C6-5, C6-6, C6-7, C6-8, or C6-9 Districts the *bulk* regulations applicable to *Quality Housing developments* may, as an alternative be applied under the same conditions set forth in Sections 23-012 and 34-112. In addition, all *Quality Housing buildings* shall comply with Section 34-223 (Special provisions along district boundaries).

\* \* \*

**34-112**

Residential bulk regulations in other C1 or C2 Districts or in C3, C4, C5, or C6 Districts

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

In the districts indicated, the bulk regulations are the bulk regulations for the *Residence Districts* set forth in the following table:

## Applicable Residence District

R3-2			C3		
R5				C4-1	
R6				C4-2	
				C4-3	C6-1A
R6A				C4-2A	
				C4-3A	
				C4-4	
R7	C1-6	C2-6		C4-5	C6-1
R7A	C1-6A	C2-6A		C4-4A	
				C4-5A	
R7X				C4-5X	
R8	C1-7			C4-2F	C6-2
R8A	C1-7A				C6-2A
R9	C1-8	C2-7			C6-3
R9A	C1-8A	C2-7A			C6-3A
R9X	C1-8X	C2-7X			
R10	C1-9	C2-8		C4-6	C6-4
				C4-7	C5
					C6-5
					C6-6
					C6-7
					C6-8
					C6-9
R10A	C1-9A	C2-8A		C4-6A	C6-4A
				C4-7A	C5-1A

\* \* \*

34-223

## Special provisions applying along district boundaries

C1,C2,C3,C4,C5,C6

- (a) In the districts indicated, if a *Commercial District* boundary coincides with a *side lot line* of a *zoning lot* in an R1, R2, R3, R4, or R5 District and a *side lot line* of any adjoining *zoning lot* in such *Commercial District*, a *front yard* is required for any *residential building* on such *zoning lot* in the *Commercial District*. The depth of such *front yard* shall be equal to the required depth of a *front yard* in the adjacent *Residence District*.

C1,C2,C3,C4,C5,C6

- (b) In the districts indicated, along such portion of the boundary of a *Commercial District* which coincides with a *side lot line* of a *zoning lot* in an R1, R2, R3, R4, or R5 District, an open area not higher than *curb level* with a width of at least eight feet is required for a *residential building* on a *zoning lot* within the *Commercial District*. In addition, if a *residential building* is *developed*, or *enlarged* where permitted, pursuant to the Quality Housing Program, that portion of such *building* located within 25 feet of the boundary of an R1, R2, R3, R4, R5 or R6B District shall comply with the requirements for R6B Districts in Sections 23-45 (Minimum Required Front Yards) and 23-633 (Street wall and height and setback regulations in certain districts) when such portions are located within 25 feet of the boundary of an R1, R2, R3, R4, R5 or R6B District.

## Chapter 5 Bulk Regulations for Mixed Buildings in Commercial Districts

## 35-00 APPLICABILITY AND DEFINITIONS

## 35-01

## Applicability of this Chapter

\* \* \*

[All districts indicated in Column A shall comply with the regulations for districts indicated in Column B except as set forth in the sections indicated in Column C.

Column A	Column B	Column C
C1 and C2 in R8A and R8B	C1 and C2 in R8	35-411
C1 and C2 in R9A and R9X	C1 and C2 in R9	35-411, 35-42 35-631
C1 and C2 in R10A	C1 and C2 in R10	35-42, 35-631
C1-8A, C1-8X, C2-7A, C2-7X	C1-8 C2-7	35-23, 35-412, 35-42, 35-631
C1-9A C2-8A C4-6A	C1-9 C2-8 C4-6	35-23, 35-42, 35-631
C4-7A	C4-7	35-23, 35-42, 35-632
C6-1A	C6-1	35-23, 35-412

C6-2A

C6-2

35-23,

35-42, 35-632 ]

\* \* \*

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI and XII.

All C5-2A Districts shall comply with the regulations of C5-2 Districts except as set forth in Section 35-24.

All C6-1A Districts shall comply with the regulations of C6-1 Districts except as set forth in Sections 35-23 and 35-412.

35-011

#### District designations

Whenever a section lists a district with a letter suffix the provisions applicable to the letter suffix district are different from the provisions applicable to the district without such suffix as set forth in that section.

\* \* \*

35-012

#### Quality Housing Program

In C1 and C2 Districts mapped within *Residence Districts* with a letter suffix, and in C1-6A, C1-7A, C1-8A, C1-8X, C1-9A, C2-6A, C2-7A, C2-7X, C2-8A, C4-2A, C4-3A, C4-4A, C4-5A, C4-5X, C4-6A, C4-7A, C5-1A, C6-2A, C6-3A, or C6-4A Districts, any *residential* portion of a *mixed building* shall comply with all of the regulations of Article II, Chapter 8 (Quality Housing Program) and the entire *building* shall comply with the applicable provisions of Article II, Chapter 8.

In the above listed districts without a letter suffix and in C5-2, C5-3, C5-4, C5-5, C6-1, C6-1A, C6-5, C6-6, C6-7, C6-8, or C6-9 Districts the *bulk* regulations applicable to Quality Housing *developments* may, as an alternative, be applied to the *residential* portion of a *mixed building* under the same conditions set forth in Sections 23-012 and 35-23 provided that:

- (a) the entire *building* is *developed* pursuant to the *bulk* regulations in Article III, Chapter 5 for *buildings* in which the *residential* portion is *developed*, or *enlarged* where permitted, pursuant to the Quality Housing Program; and
- (b) the entire *building* complies with the applicable provisions of Article II, Chapter 8 (Quality Housing Program).

\* \* \*

35-23

## Residential Bulk Regulations in Other C1 or C2 Districts or in C3, C4, C5, or C6 Districts

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

In the districts indicated, the *bulk* regulations for *residential* portions of *mixed buildings* are the *bulk* regulations for the *Residence Districts* set forth in the following table:

## APPLICABLE RESIDENCE DISTRICT

R3-2			C3		
R5			C4-1		
			C4-2		
R6			C4-3		C6-1A
R6A			C4-2A		
			C4-3A		
			C4-4		
R7	C1-6	C2-6	C4-5		C6-1
R7A	C1-6A	C2-6A	C4-4A		
			C4-5A		
R7X			C4-5X		
R8	C1-7		C4-2F		C6-2
R8A	C1-7A				C6-2A
R9	C1-8	C2-7			C6-3
R9A	C1-8A	C2-7A			C6-3A
R9X	C1-8X	C2-7X			
					C6-4
					C6-6
					C6-7
			C4-6		C6-8
R10	C1-9	C2-8	C4-7	C5	C6-9
			C4-6A		
R10A	C1-9A	C2-8A	C4-7A	C5-1A	C6-4A

\* \* \*

35-35

Floor Area Bonus for Plaza, Plaza-Connected Open Area,  
or Arcade in Connection with Mixed Buildings

C1,C2,C3,C4,C5,C6,C7,C8

\* \* \*

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

In the districts indicated and in C1 and C2 Districts mapped within R9A, R9X or R10A Districts no *floor area* bonus for a *plaza*, *plaza connected open area*, *arcade* or an *urban open space* is permitted and

[in the districts indicated] no existing *plaza* or public amenity, open or enclosed, for which a *floor area* bonus has been received, pursuant to regulations antedating [April 18, 1985,] (the effective date of this amendment) shall be eliminated or reduced in size, without a corresponding reduction in the *floor area* of the *building* or the substitution of equivalent complying area for such amenity elsewhere on the *zoning lot*.

\* \* \*

35-411

In C1 or C2 Districts mapped within Residence Districts

C1-1,C2-1,C1-2,C2-2,C1-3,C2-4,C1-4,C2-4,C1-5,C2-5

In the districts indicated, the minimum required *lot area* per 100 square feet of *floor area* used for *commercial* or *community facility use* in a *mixed building* is determined by the *Residence District* within which any such district is mapped, and shall not be less than as set forth in the following table[:].

*Developments*, or *enlargements* where permitted, pursuant to the Quality Housing Program, located within 100 feet of a *wide street* in C1 and C2 Districts mapped within R6, R7 or R8 Districts without a letter suffix outside the *Manhattan Core*, shall provide the *lot area* designated by the same district with an asterisk.

REQUIRED LOT AREA PER 100 SQUARE FEET OF FLOOR AREA  
IN COMMERCIAL OR COMMUNITY FACILITY USES

Required Lot Area  
(in square feet)

District within which C1 or C2 District is Mapped	Required Lot Area (in square feet)	
	<i>Commercial Use</i>	<i>Community Facility Use</i>
R1, R2, R3	100	100



<b>R6B</b>	<b>50</b>	<b>50</b>
R6	50	20
<b>R6* R6A, R7B</b>	<b>30</b>	<b>30</b>
R7-1	30	20
R7-2	30	15
<b>R7A</b>	<b>25</b>	<b>25</b>
<b>R7* R7X</b>	<b>20</b>	<b>20</b>
R8	20	15
<b>R8X</b>	<b>17</b>	<b>17</b>
<b>R8* R8A</b>	<b>17</b>	<b>15</b>
R8B	25	25
R9	15	10
R9A	13	13
R9X	11	11
R10	10	10
R10A	10	10

35-412

In other C1 or C2 Districts or in C3, C4, C5 or C6 Districts

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

In the districts indicated the minimum required *lot area* per 100 square feet of *floor area* used for *commercial or community facility use* in a *mixed building* shall not be less than as set forth in the following table:

REQUIRED LOT AREA PER  
100 SQUARE FEET OF  
FLOOR AREA  
IN COMMERCIAL OR  
COMMUNITY FACILITY  
USES  
(IN SQUARE FEET)

Commercial Community

Use

Facility Use

200

100

C3

100

50

C4-1

30

30

C4-2A

C4-3A

30

20

C4-2

C4-3

C6-1A

30	15	C1-6	C2-6	C4-4 C4-5		
25	25	C1-6A	C2-6A	C4-4A C4-5A		
20	15	C1-7				
20	20			C4-5X		
17	17	C1-7A				
17	15			C4-2F		C6-1 C6-2 [C6-2A]
15	10	C1-8	C2-7			C6-3
13	13	C1-8A	C2-7A			C6-3A
11	11	C1-8X	C2-7X			
10	10	C1-9 [C1-9A]	C2-8 [C2-8A]	C4-6 [C4-6A] C4-7 [C4-7A]	C5-1  C5-4	C6-4 C6-5 C6-8
						C6-6 C6-7
6.5	6.5				C5-3 C5-5	C6-9

35-42

Density or Lot Area Bonus In Mixed Buildings

\* \* \*

(b) In C1-8A, C1-8X, C1-9A, C2-7A, C2-7X, C2-8A, C4-6A, C4-7A, C5-1A, [and] C6-2A, C6-3A or C6-4A Districts and in C1 and C2 Districts mapped within R9A, R9X or R10A Districts, the density or lot area bonus shall not apply.

\* \* \*

35-52

Modification of Side Yard Requirements

C1, C2, C3, C4, C5, C6

In the districts indicated, except as otherwise provided in Section 35-54 (Special Provisions Applying along District Boundaries), no side yard shall be required for

any *mixed building*. However, if any open area extending along a *side lot line* is provided at any level it shall have a width of not less than eight feet.

35-53

Modification of Rear Yard Requirements

C1,C2,C3,C4,C5,C6

In the districts indicated, for a *residential* portion of a *mixed building*, the required *rear yard* may be provided at any level not higher than the floor level of the lowest *story* used for *residential use*. **However, no building or other structure may penetrate a rear sky exposure plane.**

35-54

Special Provisions Applying along District Boundaries

C1,C2,C3,C4,C5,C6

In the districts indicated, along such portion of the boundary of a *Commercial District* which coincides with a *side lot line* of a *zoning lot* in an R1, R2, R3, R4 or R5 District, an open area not higher than *curb level* and with a width of at least eight feet is required for a *mixed building* on a *zoning lot* in the *Commercial District*. **In addition, if the residential portion of a mixed building is developed or enlarged where permitted, pursuant to the Quality Housing Program, that portion of such building located within 25 feet of the boundary of an R1, R2, R3, R4, R5 or R6B District shall comply with the requirements for R6B Districts in Sections 23-45 (Minimum Required Front Yards) and 23-633 (Street wall and height and setback regulations in certain districts) when such portions are located within 25 feet of the boundary of an R1, R2, R3, R4, R5 or R6B District.**

\* \* \*

35-63

Special Tower Regulations for Mixed Buildings

35-631

In certain specified commercial districts

\* \* \*

The tower regulations shall not apply in C1-8A, C1-8X, C1-9A, C2-7A, C2-7X, C2-8A, [and] C4-6A or C5-1A Districts and in C1 and C2 Districts mapped within R9A, R9X or R10A Districts.

35-632

In other specified commercial districts

\* \* \*

The tower regulations shall not apply in C4-7A, [and] C6-2A, C6-3A or C6-4A Districts.

\* \* \*

35-70 SPECIAL PROVISIONS FOR CERTAIN MIXED BUILDINGS

\* \* \*

This section shall not apply to a *mixed building* the *residential* portion of which is *developed* or *enlarged* pursuant to the Quality Housing Program.

COMMERCIAL DISTRICTS

Chapter 6 Accessory Off-Street Parking and Loading Regulations

Off-Street Parking Regulations

36-00 GENERAL PURPOSES AND DEFINITIONS

\* \* \*

36-025

District designations

Whenever a section lists a district with a letter suffix the provisions applicable to the letter suffix district are different from the provisions applicable to the district without the suffix as set forth in that section.

36-026

Applicability of regulations to Quality Housing

On any *zoning lot* containing *residential uses developed, enlarged* or converted pursuant to the Quality Housing Program, all *accessory* off-street parking spaces shall comply with the provisions of Section 28-50 to 28-52 (PARKING FOR QUALITY HOUSING).

\* \* \*

36-12

Maximum Size of Accessory Group Parking Facilities

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, no *accessory group parking facility* shall contain more than 150 off-street parking spaces, or in the case of a **Quality Housing development or enlargement more than 200 spaces**, except as provided in Section 36-13 (Modification of Maximum Size of Accessory Group Parking Facilities).

The provisions of this Section shall not apply to *accessory off-street parking spaces* provided in *public parking garages* in accordance with the provisions of Section 36-57 (Accessory Off-Street Parking Spaces in Public Parking Garages).

\* \* \*

36-20 REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR COMMERCIAL OR COMMUNITY FACILITY USES

36-21

General Provisions

\* \* \*

Required Off-Street Parking Spaces for Commercial or Community Facility Uses

Type of use	Parking spaces required in relation to specified unit of measurement						
<b>FOR COMMERCIAL USES</b>							
	Square feet of floor area:						
		C1-5					
		C1-6 C2-5		<b>C4-4A</b>			
		C1-7 C2-6		C4-5			
		C1-8 C2-7		C4-6			
Food stores with 2,000 or more square feet of floor area per establishment-Uses	None Required	C1-9 C2-8		C4-7	C5	C6	C8-4
	1 per 100	C1-1 C2-1		C4-1			
in parking requirement category A in Use	1 per 200	C1-2 C2-2		C4-2			C8-1
	1 per 300	C1-3 C2-3		<b>C4-2A</b>		C7	C8-2
				<b>C4-3</b>			
Group 6	1 per 1,000	C1-4 C2-4		C4-4			C8-3
	Square feet of floor area:						
General retail or service uses		C1-5					

Food stores with less than 2,000 square feet of floor area; uses in parking requirement category B in Use Group 6, 8, 9, 10, or 12 or when permitted by special permit; or uses in parking requirement category B1 in Use Group 6, 7, 8, 9, 10, 11, 13, 14, or 16	None required	C1-6 C2-5 C1-7 C2-6 C1-8 C2-7 C1-9 C2-8	C4-4A C4-5 C4-6 C4-7	C5	C6	C8-4
	1 per 150 <sup>1</sup>	C1-1 C2-1	C3 C4-1			
	1 per 300 <sup>1</sup>	C1-2 C2-2	C4-2			C8-1
	1 per 400 <sup>1</sup>	C1-3 C2-3	C4-2A C4-3		C7	C8-2
	1 per 1,000	C1-4 C2-4	C4-4			C8-3
	Square feet of floor area:					
		C1-5 C1-6 C2-5 C1-7 C2-6 C1-8 C2-7 C1-9 C2-8	C4-4A C4-5 C4-6 C4-7		C5	C6 C8-4
Low traffic generating uses—	None required					
Uses in parking requirement category C in Use Group 6, 7, 9, 12, 13, 14, or 16, or when permitted by special permit	1 per 400	C1-1 C2-1	C3 C4-1			
	1 per 600	C1-2 C2-2	C4-2			C8-1
	1 per 800	C1-3 C2-3	C4-2A C4-3		C7	C8-2
	1 per 1,000	C1-4 C2-4	C4-4			C8-3
	Square feet of floor area:					
		C1-5 C1-6 C2-5 C1-7 C2-6 C1-8 C2-7 C1-9 C2-8	C4-4A C4-5 C4-6 C4-7		C5	C6 C8-4
Court Houses	None required					
	1 per 500	C1-1 C2-1	C3 C4-1			
	1 per 800	C1-2 C2-2	C4-2			C8-1
	1 per 1,000	C1-3 C2-3	C4-2A C4-3			C8-2
	1 per 2,000	C1-4 C2-4	C4-4			C8-3
	Rated capacity:					
		C1-5 C1-6 C2-5 C1-7 C2-6 C1-8 C2-7 C1-9 C2-8	C4-4A C4-5 C4-6 C4-7		C5	C6 C8-4
Places of assembly—	None required					
Uses in parking requirement category D in Use Group 6, 8, 9, 10, 12, 13, or 14, or when permitted by special permit	1 per 4 persons	C1-1 C2-1	C3 C4-1			
	1 per 8 persons	C1-2 C2-2	C4-2			C8-1
	1 per 12 persons	C1-3 C2-3	C4-2A C4-3		C7	C8-2
	1 per 25 persons	C1-4 C2-4	C4-4			C8-3

	Square feet of <i>lot area</i> <sup>2</sup>					
Open commercial	None required					C8-3 C8-4
amusements— <i>Uses</i> in parking	1 per 500		C3			C8-1
requirement category E in Use Group 13 or 15, or when permitted by special permit	1 per 2,000					C7 C8-2
Light manufacturing or semi-industrial <i>uses</i> — <i>Uses</i> —in parking	None Required				C5 C6	C8-4
requirement category F in Use Group 11 of 16, and with a minimum of either 7,500 square feet of <i>floor area</i> or 15 employees	1 per 1,000 square feet of <i>floor area</i> , or 1 per 3 employees, whichever will require a larger number of spaces					C8-1 C8-2 C8-3
			C4-4A C4-5 C4-6 C4-7	C5		C6 C8-4
Storage or miscellaneous <i>uses</i> — <i>Uses</i> in parking	None Required					C6 C8-4
requirement category G in Use Group 10 or Use Group 16, or when permitted by special permit, and with a minimum of 10,000 square feet of <i>floor area</i> or 15 employees	1 per 2,000 square feet of <i>floor area</i> or 1 per 3 employees, whichever will require a lesser number of spaces		C4-1 C4-2 C4-3 C4-4			C8-1 C8-2 C8-3
Other commercial <i>uses</i> — <i>Uses</i> in parking						
requirement category H in Use Group 5, 6, 7, 8, 13 or 14, or when permitted by special permit	1 per 2 guest rooms or suites	C2 C3		C6		C7 C8
Boatels						
	Parking spaces required in relation to specified unit of measurement					
Type of use						
Camps overnight or day, with a minimum of either 10,000 square feet of <i>lot area</i> or 10 employees	1 per 2,000 square feet of <i>lot area</i> , or 1 per 3 employees; whichever will require a lesser number of spaces		C1 C2 C3			C7 C8
Hotels	Guest rooms or Suites:					
			C1-5 C1-6 C2-5 C4-4A C1-7 C2-6 C4-5 C1-8 C2-7 C4-6 C1-9 C2-8 C4-7 C5			C6 C8-4
(a) For that <i>floor area</i> used for sleeping	None required					
	1 per 4		C1-1 C2-1 C4-1			
	1 per 8		C1-2 C2-2 C4-2			C8-1

accommodations		C1-3 C2-3 C4-2A C4-3					C8-2
	1 per 12	C1-4 C2-4 C4-4					C8-3
	Rated capacity:	C1-5 C1-6 C2-5 C4-4A C1-7 C2-6 C4-5 C1-8 C2-7 C4-6					
(b) For that floor area used for meeting halls, auditoriums, eating or drinking	None required	C1-9 C2-8 C4-7 C5				C6	C8-4
	1 per 4 persons	C1-1 C2-1 C4-1					
	1 per 8 persons	C1-2 C2-2 C4-2					C8-1
	1 per 12 persons	C1-3 C2-3 C4-2A C4-3			C7		C8-2
places, wedding chapels or banquet halls, or radio or television studios	1 per 25 persons	C1-4 C2-4 C4-4					C8-3
Motels or tourist cabins	1 per guest room suite		C2			C6	C8
	Square feet of floor area:	C1-5 C2-5 C1-6 C2-6 C1-7 C1-8 C2-7		C4-4A C4-5 C4-6			
Post Offices	None required	C1-9 C2-8		C4-7	C5	C6	C8-4
	1 per 800	C1-1 C2-1 C3	C4-1				
	1 per 1,200	C1-2 C2-2	C4-2				C8-1
	1 per 1,500	C1-3 C2-3	C4-2A C4-3				C8-2
	1 per 2,000	C1-4 C2-4	C4-4				C8-3
	Rated capacity:			C4-4 C4-5 C4-6			C8-3
Prisons	None required			C4-7	C6		C8-4
	1 per 10 beds			C4-1 C4-2			C8-1
	1 per 20 beds			C4-2A C4-3			C8-2
	Square feet of floor area:						
		C2-1 C2-2					C8-1
Refreshment stands, drive-in	1 per 50	C2-3				C7	C8-2
		C2-4 C2-5 C2-6 C2-7 C2-8					C8-3
	1 per 100					C6	C8-4
	Square feet of floor area:						
		C1-5 C1-6 C2-5 C1-7 C2-6 C1-8 C2-7		C4-4A C4-5 C4-6			
Funeral establishments	None required	C1-9 C2-8	C4-7			C6	C8-4



	1 per 200	C1-1	C2-1	C4-1			
	1 per 400	C1-2	C2-2	C4-2	C8-1		
		C1-3	C2-3	C4-2A	C8-2		
				C4-3			
	1 per 600	C1-4	C2-4	C4-4	C8-3		
Boat docks or boat rental establishments	1 per 2 boat berths		C2	C3		C7	C8

## FOR COMMUNITY FACILITY USES

		C1-1	C2-1	C4-1			
Hospitals and related facilities*	1 per 5 beds	C1-2	C2-2	C3	C4-2	C8-1	
		C1-3	C2-3		C4-2A	C8-2	
					C4-3		
	1 per 8 beds	C1-4	C2-4		C4-4	C8-3	
		C1-5					
		C1-6	C2-5		C4-4A		
		C1-7	C2-6		C4-5		
		C1-8	C2-7		C4-6		
	1 per 10 beds	C1-9	C2-8		C4-7	C5	C6 C8-4
		C1-4					
		C1-5	C2-4				
		C1-6	C2-5		C4-4		
		C1-7	C2-6		C4-5		
		C1-8	C2-7		C4-6		C8-3
Churches	None required	C1-9	C2-8		C4-7	C5	C6 C8-4
	1 per 10 fixed seats	C1-1	C2-1	C3	C4-1		
	1 per 15 fixed seats	C1-2	C2-2		C4-2		C8-1
	1 per 20 fixed seats	C1-3	C2-3		C4-2A		C8-2
					C4-3		

\* Requirements are in addition to area utilized for ambulance parking.

		Rated capacity:					
		C1-4					
		C1-5	C2-4				
		C1-6	C2-5		C4-4		
		C1-7	C2-6		C4-5		
		C1-8	C2-7		C4-6		C8-3
	None required	C1-9	C2-8		C4-7	C5	C6 C8-4
Clubs, community centers or settlement houses; philanthropic or non-profit institutions without sleeping accommodations; golf course club houses; health centers; non-commercial recreation centers; or welfare centers	1 per 10 persons	C1-1	C2-1		C4-1		
	1 per 20 persons	C1-2	C2-2	C3	C4-2		C8-1
		C1-3	C2-3		C4-2A		C8-2
					C4-3		
		C1-4					
		C1-5	C2-4				
		C1-6	C2-5		C4-4		
		C1-7	C2-6		C4-5		
		C1-8	C2-7		C4-6		C8-3
	None required	C1-9	C2-8		C4-7	C5	C6
Libraries, museums, or non-commercial art galleries <sup>1</sup>	1 per 1,000	C1-1	C2-1		C4-1		
		C1-2	C2-2	C3	C4-2		

	1 per 2,000	C1-3 C2-3	C4-2A C4-3			
Philanthropic or non-profit institutions with sleeping accommodations; all types of nursing homes or sanitariums	None required	C1-4				
		C1-5 C2-4				
		C1-6 C2-5	C4-4			
	1 per 10 beds	C1-7 C2-6	C4-5			
		C1-8 C2-7	C4-6			
		C1-9 C2-8	C4-7	C5	C6	
1 per 20 beds	C1-1 C2-1	C4-1				
	C1-2 C2-2	C3	C4-2			
	C1-3 C2-3	C4-2A C4-3				
College dormitories or fraternity or sorority houses	None required	C1-4				
		C1-5 C2-4				
		C1-6 C2-5	C4-4			
	1 per 6 beds	C1-7 C2-6	C4-5			
		C1-8 C2-7	C4-6			
		C1-9 C2-8	C4-7	C5	C6	
1 per 12 beds	C1-1 C2-1	C4-1				
	C1-2 C2-2	C3	C4-2			
	C1-3 C2-3	C4-2A C4-3				
	Square feet of floor area:					
Colleges, universities, or seminaries (a) For that floor area used for classrooms, laboratories, student centers, or offices	None required	C1-4 C2-4				
		C1-5 C2-5				
		C1-6	C4-4			
	1 per 1,000	C1-7 C2-6	C4-5			
		C1-8 C2-7	C4-6			C8-3
		C1-9 C2-8	C4-7	C5	C6	C8-4
1 per 2,000	C1-1 C2-1	C3	C4-1		C8-1	
	C1-2 C2-2		C4-2			
	C1-3 C2-3	C4-2A C4-3			C8-2	
	Rated capacity:					
(b) For that floor area used for theatres, auditoriums, gymnasiums, or stadiums	None required	C1-4				
		C1-5 C2-4				
		C1-6 C2-5	C4-4			
	1 per 8 persons	C1-7 C2-6	C4-5			
		C1-8 C2-7	C4-6			C8-3
		C1-9 C2-8	C4-7	C5	C6	C8-4
1 per 16 persons	C1-1 C2-1	C4-1				
	C1-2 C2-2	C3	C4-2		C8-1	
	C1-3 C2-3	C4-2A C4-3			C7	
	Square feet of lot area used for selling purposes:					
Agricultural uses,	None required	C1-4				
		C1-5 C2-4				
		C1-6 C2-5	C4-4			
	1 per 1,000	C1-7 C2-6	C4-5			
		C1-8 C2-7	C4-6			C8-3
		C1-9 C2-8	C4-7	C5	C6	C8-4

including greenhouses, nurseries, or truck gardens	1 per 1,000	C1-1 C2-1 C1-2 C2-2	C3	C4-1 C4-2		C8-1
	1 per 2,500	C1-3 C2-3		C4-2A C4-3		C8-2
	Square feet of lot area:	C1-4 C1-5 C2-4 C1-6 C2-5 C1-7 C2-6 C1-8 C2-7 C1-9 C2-8		C4-4 C4-5 C4-6 C4-7	C5 C6	C8-3 C8-4
Outdoor skating rinks	None required					
	1 per 800	C1-1 C2-1 C1-2 C2-2	C3	C4-1 C4-2		C8-1
	1 per 2,000	C1-3 C2-3		C4-2A C4-3	C7	C8-2
Outdoor tennis courts	Number of courts:	C1-4 C1-5 C2-4 C1-6 C2-5 C1-7 C2-6 C1-8 C2-7 C1-9 C2-8		C4-4 C4-5 C4-6 C4-7	C5 C6	C8-3 C8-4
	None required					
	1 per 2 courts	C1-1 C2-1 C1-2 C2-2	C3	C4-1 C4-2		C8-1
	1 per 5 courts	C1-3 C2-3		C4-2A C4-3	C7	C8-2

\* \* \*

36-231

In districts with high, medium, or low parking requirements

C1-1 C1-2 C1-3 C2-1 C2-2 C2-2 C3 C4-1 C4-2 C4-3 C7 C8-1 C8-2

In the districts indicated, except for the *uses* listed in Section 36-233 (Exceptions to application of waiver provisions), the parking requirements set forth in Section 36-21 (General Provisions) or 36-22 (Special Provisions for a Single Zoning Lot with Uses Subject to Different Parking Requirements) shall not apply to *commercial uses* in parking requirement category A, B, B1, C, D, E, or H, or to permitted *community facility uses*, if the total number of *accessory* off-street parking spaces required for all such *uses* on the *zoning lot* is less than the number of spaces set forth in the following table:

Number of Spaces		C1-1 C2-1	C3	C4-1.	
10					
15		C1-2 C2-2		C4-2	C8-1
25		C1-3 C2-3		C4-3 C4-2A	C7 C8-2

\* \* \*

36-25

Special Provisions for Zoning Lots Divided by District Boundaries

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, whenever a *zoning lot* is divided by a boundary between districts or is **subject to other regulations** having different requirements for *accessory* off-street parking spaces, the provisions set forth in Article VII, Chapter 7, shall apply.

36-30

**REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR RESIDENCES WHEN PERMITTED IN COMMERCIAL DISTRICTS**

36-31

**General Provisions**

\* \* \*

36-311

**Application of requirements to conversions in C1 or C2 Districts**

C1 C2

In the districts indicated, where such districts are mapped within R1, R2, R3, R4, R5, R6, **R7B** or R7-1 Districts, the requirements of Section 36-31 (General Provisions) shall apply to the additional *dwelling units* or *rooming units* created by conversions on *zoning lots* with 5,000 or more square feet of *lot area*, except as otherwise provided in Section 36-363 (For conversions in C1 or C2 districts governed by surrounding residence district bulk regulations) and Section 73-40 (Waiver of Requirements for Conversions). **The provisions of this Section shall not apply to these districts when mapped within R7A or R7X Districts.**

\* \* \*

36-321

**In C1 or C2 districts governed by surrounding Residence District bulk regulations**

C1-1 C2-1 C1-2 C2-2 C1-3 C2-3 C1-4 C2-4 C1-5 C2-5

In the districts indicated, where such districts are mapped within R1, R2, R3, R4, R5, R6, or R7-1 Districts, and where *group parking facilities* are not provided, one *accessory* off-street parking space, open or enclosed, shall be provided for each *dwelling unit*. **The provisions of this section shall not apply to these districts when mapped within R6A, R6B, R7A, R7B or R7X Districts or to residential buildings developed or enlarged pursuant to the quality Housing Program.**

\* \* \*

36-33

Requirements Where Group Parking Facilities Are Provided

\* \* \*

36-331

In C1 or C2 districts governed by surrounding Residence District bulk regulations  
 C1-1 C2-1 C1-2 C2-2 C1-3 C2-3 C1-4 C2-4 C1-5 C2-5

In the districts indicated, the number of required *accessory* off-street parking spaces is determined by the *Residence District* within which such *Commercial District* is mapped, in accordance with the following table:

REQUIRED PARKING SPACES AS A PERCENT OF TOTAL DWELLING UNIT:

*Residence District* within which C1 or C2 District is mapped

	Percent
R1, R2, R3, or R4	100
R5	85
R6	70
R7-1	60
<b>R6A, R6B, R7-2, R7A, R7B, R7X, R8B*</b>	50
R8, R9, or R10	40

\* In the Borough of Brooklyn, R8B Districts are subject to the parking requirements applicable in R8 Districts.

36-332

In other C1 or C2 Districts, or in C3, C4, C5, or C6 Districts

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

In the districts indicated, the number of required *accessory* off-street parking spaces is as set forth in the following table:

REQUIRED PARKING SPACES AS A PERCENT OF TOTAL DWELLING UNITS

100	C3				
85				C4-1	
				C4-2	
				C4-3	
				C4-2A	
				C4-3A	
50	C1-6	C2-6		C4-4	
				C4-5	C6-1
					C6-2
					C6-3
					C6-4
					C6-5
					C6-6
					C6-7
	C1-7				C6-8
	C1-8	C2-7		C4-6	
40	C1-9	C2-8		C4-7	C5
					C6-9

36-34

## Modification of Requirements for Small Zoning Lots

C1, C2, C4-2, C4-3, C4-4, C4-5, C4-6, C4-7, C5, C6

In the districts indicated, except as otherwise provided in Section 82-07 (Modification of Parking and Off-street Loading Requirements), for small *zoning lots*, the requirements set forth in Section 36-33 (Requirements Where Group Parking Facilities Are Provided) shall be modified in accordance with the provisions set forth in this Section. **The provisions of this section shall not apply to C1 and C2 Districts mapped within R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X or R10 Districts; to residences developed or enlarged pursuant to the Quality Housing Program; or to C1-6A, C1-7A, C1-8A, C1-8X, C1-9A, C2-6A, C2-7A, C2-7X, C2-8A, C4-2A, C4-3A, C4-4A, C4-5A, C4-5X, C4-6A, C4-7A, C5-1A, C6-2A, C6-3A, or C6-4A Districts.**

\* \* \*

36-35

## Modification of Requirements for Public Housing or Non-profit Residences for the Elderly

C1 C2 C3 C4 C5 C6

In all districts, as indicated, *accessory* off-street parking spaces shall be provided for at least that percentage of the total number of *dwelling units* in each category as set forth in the following table, for:

\* \* \*

(e) All government assisted *dwelling units* or *rooming units* in *developments* which receive New York City or New York State assistance to reduce total development cost by \$10,000 or 10 percent, whichever is less, and limit maximum tenant income to the income limits established by the United States Department of Housing and Urban Development for New York City mortgagors assisted under Section 235 of the National Housing Act, as amended.

36-351

In C1 or C2 Districts governed by surrounding Residence District bulk regulations

C1-1 C2-1 C1-2 C2-2 C1-3 C2-3 C1-4 C2-4 C1-5 C2-5

In the districts indicated, [for] the percentage of the total number of *dwelling units* in each category for which *accessory* off-street parking spaces shall be provided is determined by the *Residence District* within which such *Commercial District* is mapped, in accordance with the following table:

**PARKING SPACES REQUIRED FOR PUBLIC, PUBLICLY ASSISTED AND GOVERNMENT ASSISTED HOUSING DEVELOPMENTS OR NON-PROFIT RESIDENCES FOR THE ELDERLY**

Publicly Assisted Housing	Federal Rent Subsidy Programs	Public Housing Developments or Dwelling Units for Low Income Tenants	Non-Profit Residences for the Elderly or Dwelling Units for the Elderly	Government Assisted Housing	District
80	65	50	1	80	R1, R2
80	65	50	35	80	R3, R4
70	56	42.5	31.5	70	R5
55	45	35	22.5	55	R6 * *
39	32	25	16	35	R6A, R6B, R7B
45	38	30	20	45	R7-1* *
30	23	15	12.5	25	R7-2, R7A, R7X, R8B*
30	21	12	10	25	R8, R8A, R8X, R9, R9A R9X, R10, R10A

\* In the Borough of Brooklyn, R8B Districts are subject to the parking requirements applicable in R8 Districts

\*\* For assisted housing projects *developed*, or *enlarged* where permitted, pursuant to the Quality Housing Program in C1 and C2 Districts mapped within R6 or R7-1 Districts, the applicable district parking requirements shall be as follows:

District	Applicable District Parking Requirement
R6	R6A
R7-1	R7A

36-352

In other C1 or C2 Districts in C3, C4, C5, or C6 Districts

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

In the districts indicated, the percentage of the total number of *dwelling units* in each category for which *accessory* off-street parking spaces shall be provided is as set forth in the following table:

**PARKING SPACES REQUIRED FOR PUBLIC, PUBLICLY ASSISTED AND GOVERNMENT ASSISTED HOUSING DEVELOPMENTS OR NON-PROFIT RESIDENCES FOR THE ELDERLY**

Publicly Assisted Housing	Federal Rent Subsidy Programs	Public Housing Developments or Dwelling Units for Low Income Tenants	Non-Profit Residences for the Elderly or Dwelling Units for the Elderly	Government Assisted Housing	District
80	65	50	35	80	C3
70	56	42.5	31.5	70	C4-1
55	45	35	22.5	55	C4-2 * C4-3 *
39	32	25	16	35	C4-2A C4-3A C6-1 * C4-4 * C4-5 *
30	23	15	12.5	25	C1-6

					<b>C2-6</b>	<b>C4-4A</b>	<b>C4-5A</b>	<b>C4-5X</b>		
30	21	12	10	25	C1-7	C2-7			C6-2	C6-6
					C1-8	C2-8	C4-6	C5	C6-3	C6-7
					C1-9		C4-7		C6-4	C6-8
									C6-5	C6-9

\* For assisted housing projects *developed*, or *enlarged* where permitted, pursuant to the Quality Housing Program in C4-2, C4-3, C4-4, C4-5 or C6-1 Districts the applicable district parking requirements shall be as follows:

District	Applicable District Parking Requirement
C4-2 C4-3	C4-2A
C4-4 C4-5 C6-1	C4-4A

\* \* \*

36-361

For new development or enlargements in C1 or C2 Districts governed by surrounding Residence District bulk regulations

C1-1, C2-1, C1-2, C2-2, C1-3, C2-3, C1-4, C2-4, C1-5, C2-5

In the districts indicated, where such districts are mapped within R6, R7, R8, R9 or R10 Districts, the requirements set forth in Section 36-31 (General Provisions) for new *development* or *enlargements* shall be waived if the required number of *accessory* off-street parking spaces resulting from the application of such requirements is no greater than the maximum number as set forth in the following table. The maximum number is determined by the *Residence District* within which the *Commercial District* is mapped.

NUMBER OF SPACES FOR WHICH  
REQUIREMENTS ARE WAIVED

<i>Residence District</i> within which C1 or C2 District is Mapped	Maximum Number of Spaces Waived
R6, R7-1, R7B	5
R7A, R7X, R7-2, R8, R9, R10	15

\* \* \*

36-363

For conversions in C1 or C2 Districts governed by surrounding Residence District bulk regulations

C1-1, C2-1, C1-2, C2-2, C1-3, C2-3, C1-4, C2-4, C1-5, C2-5

In the districts indicated<sup>1</sup>, where such districts are mapped within R6, R7A, R7B, R7X or R7-1 Districts, the requirements set forth in Section 36-311 (Application of requirements to conversions in C1 or C2 Districts) shall be waived if the required number of *accessory* off-street parking spaces resulting from the application of such requirements is 20 spaces or less, provided that the Board of Standards and Appeals may waive requirements for a greater number of spaces in



accordance with the provisions of Section 73-46 (Waiver of Requirements for Conversions).

\* \* \*

36-39

Special Provisions for Zoning Lots Divided by District Boundaries

C1, C2, C3, C4, C5, C6

In the districts indicated, whenever a zoning lot is divided by a boundary between districts or is subject to other regulations having different requirements for accessory off-street parking spaces, the provisions set forth in Article VII, Chapter 7, shall apply.

\* \* \*

Chapter 7 Special Regulations

37-01

Special Urban Design Guidelines—Streetscape

37-011

Applicability of Section 37-01

The regulations of Section 37-01 apply to any residential development or any development occupied by predominantly residential use, constructed after April 21, 1977 located on any zoning lot within C1-8, C1-9, C2-7, C2-8, C4-6, C4-7, C5-1, C5-2, C5-4, C6-3, C6-4, C6-5, or C6-8 districts, or C1 and C2 districts mapped within R9 or R10 districts. However, Section 37-01 shall not apply within any Special Purpose District nor shall it apply to any development [for which the Commission has granted a special permit pursuant to Section 74-95 (Housing Quality Developments)], pursuant to the Quality Housing Program, except as otherwise set forth therein.

\* \* \*

Article V

Non-Conforming Uses and Non-Complying Buildings

\* \* \*

Chapter 2 Non-Conforming Uses

\* \* \*

52-30 CHANGE OF CONFORMING USE

52-31

## General Provisions

For the purposes of this Chapter, a change of *use* is a change to another *use* listed in the same or any other Use Group; however, a change in ownership or occupancy shall not, by itself, constitute a change of *use*.

A non-conforming *use* may be changed to any conforming *use*, and the applicable district *bulk* regulations and *accessory* off-street parking requirements shall not apply to such change of *use* or to alterations made in order to accommodate such conforming *use*, but shall apply to any *enlargement*. **In all zoning districts which mandate compliance with the Quality Housing Program, the provisions of Article II, Chapter 8 shall apply to such change of *use*.**

\* \* \*

## Chapter 4 Non-Complying Buildings

\* \* \*

54-311

Buildings non-complying as to lot area per dwelling unit, lot area per room or floor area per room

\* \* \*

**In all zoning districts which mandate compliance with the Quality Housing Program the provisions of Article II, Chapter 8 shall apply to any *enlargement*, *extension*, or conversion.**

## Article VII

## Chapter 4 Special Permits by the City Planning Commission

\* \* \*

74-71

## Landmarks Preservation

74-711

Landmarks Preservation in all districts

\* \* \*

For such existing *buildings* or portion thereof being converted to *residential use*, the City Planning Commission shall make the following findings:

(1) that the gross residential floor area per room shall be at least equal to the requirement set forth herein:

Total Existing FAR	<i>Required Gross Floor Area Per Room</i> (S.F.)
below 3.4	215
between 3.4 and [to] 7.5	240
above 7.5	300

However, for such *buildings* in zoning districts requiring mandatory compliance with the Quality Housing Program the average *net square feet of a dwelling unit or rooming unit* as defined in Section 28-02 (DEFINITIONS) shall not be less than as set forth in Section 28-21 (Size of Dwelling Units).

\* \* \*

74-85

Special Height and Setback Regulations

74-851

Height and setback regulations for certain residential buildings

\* \* \*

However, the provisions of this section shall not apply to *developments* built pursuant to the Quality Housing Program.

\* \* \*

74-95

[Housing Quality Developments]

Delete entire section

**Modifications of Housing Quality Special Permits**

The City Planning Commission may, upon application, authorize modifications of special permits granted before (the effective date of this amendment) under Sections 74-95 (Housing Quality Developments) and 74-97 (Special Provisions for a Housing Quality Development on a Through Lot Divided by Residence—Manufacturing District Boundaries with a Substantial Grade Differential).

No such modification may create a new non-compliance or increase the degree of an existing non-compliance. Non-compliance shall be measured pursuant to the applicable district *bulk* regulations and the provisions of Article II, Chapter 8.

In no event may the Commission grant a modification of a previously approved special permit which would:

- (a) increase the height of the *building*;
- (b) extend the location of the exterior walls of the *building*;
- (c) increase the portion of the *zoning lot* covered by the *building*;
- (d) increase the *floor area* on the *zoning lot*;
- (e) reduce the amount of indoor and outdoor recreation space other than laundry rooms in the *development*;
- (f) reduce the amount of bulk storage within a *dwelling unit* or reduce shared bulk storage below 40 cubic feet of storage space for each additional 300 square feet of *dwelling unit*, or portion thereof, above 450 square feet.
- (g) affect the provision and maintenance of off-site neighborhood improvements.

\* \* \*

[74-97

Special Provisions for a Housing Quality Development on a Through Lot Divided by Residence-Manufacturing District Boundaries with a Substantial Grade Differential]

Delete entire section

\* \* \*

Chapter 7 Special Provisions for Zoning Lots  
Divided by District Boundaries

77-00 GENERAL PROVISIONS

\* \* \*

77-02

Zoning Lots Not Existing Prior to Effective Date of Amendment of Resolution

Subject to the provisions of Section 77-04 and Section 77-221 whenever a *zoning lot* is divided by a boundary between two or more districts and such *zoning lot* did not exist at December 15, 1961 or any applicable subsequent amendment thereto, each portion of such *zoning lot* shall be regulated by all the provisions applicable to the district in which such portion of the *zoning lot* is located.

\* \* \*

77-20 BULK REGULATIONS

\* \* \*

77-22

## Floor Area Ratio

\* \* \*

[The *floor area* resulting from application of the adjusted maximum *floor area ratio* may be located anywhere on the *zoning lot*, subject to all other regulations of this resolution, and provided that the *floor area ratio* for any portion of the *zoning lot* within one district shall not exceed the maximum *floor area ratio*, by *height factor* if applicable, specified for that district, or the adjusted maximum *floor area ratio* for the *zoning lot*, whichever is greater.]

77-221

## Quality Housing Buildings

For *developments*, or *enlargements* where permitted, pursuant to the Quality Housing Program in R6, R7, R8 Districts and equivalent *Commercial Districts* outside of the *Manhattan Core*, the *residential floor area ratio* of that portion of the *zoning lot* fronting on and within 100 feet of a *wide street* and permitting the greater maximum *residential floor area ratio* may exceed the maximum permitted *residential floor area ratio* for the portion of the *zoning lot* by up to 20 percent provided that the maximum *residential floor area ratio* for the *zoning lot* does not exceed the adjusted maximum *residential floor area ratio* applicable to such *zoning lot*.

77-222

## Other Buildings

The *floor area* resulting from application of the adjusted maximum *floor area ratio* may be located anywhere on the *zoning lot*, subject to all other regulations of this Resolution, and provided that the *floor area ratio* for any portion of the *zoning lot* within one district shall not exceed the maximum *floor area ratio*, by *height factor* if applicable, specified for that district, or the adjusted maximum *floor area ratio* for the *zoning lot*, whichever is greater.

\* \* \*

77-24

## Lot Coverage

\* \* \*

However, for *buildings* in which the *residential* portion is *developed* or *enlarged* pursuant to the Quality Housing Program, the regulations relating to *Quality Housing lot coverage* shall be found in Article II, Chapter 3 for the *residential* portion.

77-25

## Lot Area or Floor Area Requirements

\* \* \*

The total number of *dwelling units* or *rooms* permitted on the *zoning lot* shall not exceed the sum of the *dwelling units* or *rooms* permitted on each portion of such *zoning lot* in accordance with the applicable district regulations for such portion. Such *dwelling units* or *rooms* may be located wherever a *building* is permitted on a *zoning lot*, provided that on no portion of the *zoning lot* shall there be more than 150 percent of the number of *dwelling units* or *rooms* permitted in the applicable district regulations for such portion.

However, for *buildings developed, enlarged, extended* or converted pursuant to the Quality Housing Program, the *dwelling units* or *rooming units* may be located wherever a *building* is permitted on the *zoning lot*.

\* \* \*

District	Type of Use	Article	Chapter
Residence	Residential	II	3
Residence	Community Facility	II	4
Commercial	Residential	III	4
Commercial	Mixed (Residential with Commercial or with Community Facility)	III	5

However, for *developments, enlargements, extensions* or conversions built pursuant to the Quality Housing Program, the average *net square feet of a dwelling unit* for each portion of the *zoning lot* shall be multiplied by the percentage of the total permitted *floor area* to which such average *net square feet of a dwelling unit* applies. The sum of the products thus obtained shall be the average *net square feet of a dwelling unit* for the *zoning lot*.

\* \* \*

77-28

## Height and Setback Regulations

\* \* \*

However, for *developments* or *enlargements* built pursuant to the Quality Housing Program, the height and setback regulations set forth in Sections 23-633, 24-523 and 33-433 for each *street* frontage of the *zoning lot* shall apply to that *street* frontage.

\* \* \*

Article VII

Chapter 8 Special Regulations Applying to Large-Scale Residential Developments

\* \* \*

78-03

Applicability of this Chapter

*Large-scale residential developments* are governed by all the *use, bulk*, off-street parking and loading, and other applicable regulations of this Resolution, except for such special provisions as are specifically set forth in this Chapter and apply only to such *developments*. **However, the Quality Housing Program is inapplicable in a large scale residential development.**

**Resolution for adoption scheduling May 6, 1987 for a public hearing.**

\* \* \*

NOTICE

On May 6, 1987 at 10:00 a.m. in the 11th floor Hearing Room of the Board of Standards and Appeals, 161 Avenue of the Americas, New York, New York, a **public hearing will be held by the Department of City Planning and the Department of Environmental Protection to receive comments relating to the Draft Environmental Impact Statement** concerning the proposed Quality Housing Program Zoning Text Amendments, pursuant to the State Environmental Quality Review Act (SEQRA) and the City Environmental Quality Review (CEQR).

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**II. PUBLIC HEARINGS**  
**BOROUGH OF BROOKLYN**

**No. 6**

**CD 8**

**C 870551 HDK**

**PUBLIC HEARING:**

**IN THE MATTER OF the disposition of city-owned property**, pursuant to Section 197-c of the New York City Charter.

The property to be disposed of is a six (6) story new law elevator building with 54 residential units, located on the southerly side of St. Marks Avenue, between Brooklyn and New York Avenues, **840-850 St. Marks Avenue** (block 1228, lot 37). The Department of Housing Preservation and Development (HPD) proposes to dispose of the property to an Article XI Housing Development Fund Corporation **for the purpose of providing housing for low and moderate-income families**. The building has been managed by the tenants association since March 24, 1980, through HPD's Leasing Bureau.

On April 1, 1987, Cal. No. 7, the Commission scheduled April 22, 1987 for a public hearing which has been duly advertised.

**Close the hearing.**

---

**No. 7**

**CD 8**

**C 870552 HDK**

**PUBLIC HEARING:**

**IN THE MATTER OF the disposition of city-owned property**, pursuant to Section 197-c of the New York City Charter.

The property to be disposed of is a four (4) story new law walk-up building with 24 residential units, located on the northerly side of Sterling, between Kingston Avenue and Hampton Place, **1125 Sterling Place** (block 1224, lot 25). The Department of Housing Preservation and Development (HPD) proposes to dispose of the property to an Article XI Housing Development Fund Corporation **for the purpose of providing housing for low and moderate-income families**. The building has been managed by the tenants association since October 1, 1984, through HPD's Leasing Bureau.



(On April 1, 1987, Cal. No. 8, the Commission scheduled April 22, 1987, for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF QUEENS**

**Nos. 8 and 9**

(Proposed Zoning Map change and special permits for the proposed quality housing mixed-use Jusco Development)

**No. 8**

**CD 6**

**C 860261 ZMQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by Jusco Development Corp. pursuant to Sections 197-c and 200 of the New York City Charter for **amendment of the Zoning Map**, Section No. 14a, changing from an R6 District to an R7-2 District property bounded by Queens Boulevard, 72nd Road, a line 250 feet westerly of 112th Street, 72nd Drive, 112th Street, 75th Avenue, 113th Street, a line passing through two points: one on the easterly side of Queens Boulevard, distant 182 feet southerly from the point at which Queens Boulevard intersects the southerly prolongation of 112th Street, and the other on the westerly side of 113th Street, distant 135 feet southerly from 75th Avenue, a line 100 feet easterly of Queens Boulevard, and a line at right angles to Queens Boulevard at a point 382 feet southerly from the point at which Queens Boulevard intersects the southerly prolongation of 112th Street; and

a. eliminating from within the proposed R7-2 District, an existing C1-2 District bounded by Queens Boulevard, the southerly prolongation of 112th Street, 75th Avenue, a line 100 feet easterly of the southerly prolongation of 112th Street, a line 100 feet easterly of Queens Boulevard, and the line passing through the two points noted above; and

b. establishing within the proposed R7-2 District, a C2-2 District bounded by Queens Boulevard, the southerly prolongation of 112th Street, 75th Avenue, a line parallel to 113th Street intersecting 75th Avenue at a point 275 feet easterly of the southerly prolongation of 112th Street, and the line passing through the two points noted above,

to permit the construction of a mixed-use development as shown on diagram dated January 28, 1987.

(On April 1, 1987, Cal. No. 9, the Commission scheduled April 22, 1987, for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 9**

**CD 6**

**C 860262 ZSQ**

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Jusco Development Corp. pursuant to Sections 197-c and 200 of the New York City Charter and Section 74-95 of the Zoning Resolution for the **grant of a special permit** for a Housing Quality building involving the modification of the height and setback regulations, minimum distance between buildings and the minimum required open space ratio and section 74-512 of the Zoning Resolution for the grant of a special permit for a 3-level, below grade public parking garage in a C2-2 District containing 427 parking spaces on a zoning lot generally bounded by Queens Boulevard, 112th Street, 75th Avenue and 113 Street (Block 2264, Lots 62, 73, 79 and 97).

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 1514, 2 Lafayette Street, New York, New York 10007.

(On April 1, 1987, Cal. No. 10, the Commission scheduled April 22, 1987, for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 10**

**CD 12**

**C 870598 PSQ**

**PUBLIC HEARING**

**C 870599 PPQ**

**IN THE MATTER OF** an application submitted by the Department of General Services pursuant to Section 197-c of the New York City Charter for the **selection, acquisition and disposition of property** comprising the 12' by 223 Right of way parallel to and approximately 110 feet east of Parsons Boulevard beginning at Jamaica Avenue as more specifically described in a diagram provided by the

Department of General Services and dated February 3, 1987, for the construction of the Jamaica Farmers Market.

(On April 1, 1987, Cal. No. 11, the Commission scheduled April 22, 1987, for a public hearing which has been duly advertised.)

Close the hearing.

---

No. 11

CD 9

C 870306 ZSQ

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Kew Gardens Company pursuant to Sections 197-c and 200 of the New York City Charter and Section 74-512 of the Zoning Resolution for the **grant of a special permit for an underground public parking garage** containing 400 spaces in a proposed 13-story office building on property located at **80-02 Kew Gardens Road** between Union Turnpike and 80th Road, Block 3348, Lot 37.

Plans for this proposed public parking garage are on file with the City Planning Commission, and may be consulted in Room 1514, 2 Lafayette Street, New York, New York 10007.

(On April 1, 1987, Cal. No. 12, the Commission scheduled April 22, 1987, for a public hearing which has been duly advertised.)

Close the hearing.

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**BOROUGH OF MANHATTAN**

No. 12

CD 7

C 870553 HDM

**PUBLIC HEARING**

**IN THE MATTER OF** the disposition of city-owned property, pursuant to Section 197-c of the New York City Charter.

The property to be disposed of is a five (5) story old law walk-up building with eight (8) residential units and one commercial unit, located on the westerly side of Columbus Avenue, between West 106th and West 107th Streets, **942 Columbus Avenue** (block 1861, lot 30). The Department of Housing Preservation and Development (HPD) proposes to dispose of the property to an Article XI Housing

Development Fund Corporation **for the purpose of providing housing for low and moderate-income families.** The building has been managed by the tenants association since November 1, 1985, through HPD's Leasing Bureau.

(On April 1, 1987, Cal. No. 13, the Commission scheduled April 22, 1987, for a public hearing which has been duly advertised.)

Close the hearing.

---

No. 13

CD 9

C 870554 HDM

**PUBLIC HEARING:**

**IN THE MATTER OF the disposition of city-owned property,** pursuant to Section 197-c of the New York City Charter.

The property to be disposed of is a three (3) story Hereafter converted Class B Multiple Dwelling walk-up building with five (5) residential units, located on the northerly side of West 147th Street, between Convent and Amsterdam Avenues, **419 West 147th Street** (block 2062, lot 26). The Department of Housing Preservation and Development (HPD) proposes to dispose of the property to an Article XI Housing Development Fund Corporation **for the purpose of providing housing for low and moderate-income families.** The building has been managed by the tenants association since February 1, 1981, through HPD's Leasing Bureau.

(On April 1, 1987, Cal. No. 12, the Commission scheduled April 22, 1987, for a public hearing which has been duly advertised.)

Close the hearing.

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No. 14

CD 8

C 870041 GFM

**PUBLIC HEARING:**

**IN THE MATTER OF** an application submitted by the Glick Construction Corporation, pursuant to Section 197-c of the New York City Charter, for the **grant of a 10-year revocable consent** to install, operate and maintain six lampposts on the north and south sidewalks of East 76th Street between York Avenue and Franklin D. Roosevelt Drive. (**Promenade Lights**).

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 1514, 2 Lafayette Street, New York, New York 10007.

(On April 1, 1987, Cal. No. 15, the Commission scheduled April 22, 1987, for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 15**

**CD 11**

**C 870439 PPM**

**PUBLIC HEARING**

**IN THE MATTER OF** an application, pursuant to Section 197-c of the New York City Charter, by the Division of Real Property for the proposed **disposition of one City-owned property** via the Public Development Corporation to Unity Stove Co., Inc. In the event the PDC negotiation is unsuccessful, unrestricted disposition is requested.

<u>Block</u>	<u>Lot</u>	<u>Location</u>
1785	36, 37, 38	228-232 East 121st Street

(On April 1, 1987, Cal. No. 16, the Commission scheduled April 22, 1987, for a public hearing which has been duly advertised.)

**Close the hearing.**

---

## BOROUGH OF THE BRONX

No. 16

CD 4

C 870555 HDX

## PUBLIC HEARING:

IN THE MATTER OF the disposition of city-owned property, pursuant to Section 197-c of the New York City Charter.

The property to be disposed of is a five (5) story new law walk-up building with 12 residential units, located on the easterly side of Boston Road, between East 168th and East 169th Streets 1218 Boston Road (Block 2663, Lot 4). The Department of Housing Preservation and Development (HPD) proposes to dispose of the property to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low and moderate-income families. The building has been managed by the tenants association since July 1, 1985, through HPD's Leasing Bureau.

(On April 1, 1987, Cal. No. 1, the Commission scheduled April 22, 1987, for a public hearing which has been duly advertised.)

Close the hearing.

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 No. 17

CD 4

C 870556 HDX

## PUBLIC HEARING

IN THE MATTER OF the disposition of city-owned property, pursuant to Section 197-c of the New York City Charter.

The property to be disposed of is a five (5) story new law walk-up building with 26 residential units and one vacant commercial unit, located on the westerly side of Plimpton Avenue, between West 170th Street and University Avenue, 1383 Plimpton Avenue (block 2522, lot 109). The Department of Housing Preservation and Development (HPD) proposes to dispose of the property to an Article XI Housing Development Fund Corporation for the purpose of providing housing for low and moderate-income families. The building has been managed by the tenants association since February 1, 1985, through HPD's Leasing Bureau.

(On April 1, 1987, Cal. No. 2, the Commission scheduled April 22, 1987, for a public hearing which has been duly advertised.)

Close the hearing.

---

No. 18

CD 5

C 870557 HDX

**PUBLIC HEARING:**

**IN THE MATTER OF the disposition of city-owned property**, pursuant to Section 197-c of the New York City Charter.

The property to be disposed of is a six (6) story new law elevator building with 37 residential units, located on the westerly side of Marion Avenue, between East 184th and East 187th Streets, **2375 Marion Avenue** (Block 3022, Lot 43). The Department of Housing Preservation and Development (HPD) proposes to dispose of the property to an Article XI Housing Development Fund Corporation **for the purpose of providing housing for low and moderate-income families**. The building has been managed by the tenants association since February 1, 1985, through HPD's Leasing Bureau.

(On April 1, 1987, Cal. No. 3, the Commission scheduled April 22, 1987, for a public hearing which has been duly advertise.)

Close the hearing.

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No. 19

CD 6

C 870558 HDX

**PUBLIC HEARING:**

**IN THE MATTER OF the disposition of city-owned property**, pursuant to Section 197-c of the New York City Charter.

The property to be disposed of is a five (5) story old law walk-up with 16 residential units, located on the easterly side of Webster Avenue, between East 182nd and East 183rd Streets, **2246 Webster Avenue** (block 3030, lot 140). The Department of Housing Preservation and Development (HPD) proposes to dispose of the property to an Article XI Housing Development Fund Corporation **for the purpose of providing housing for low and moderate-income families**. The building has been managed by the tenants association since February 1, 1985, through HPD's Leasing Bureau.

(On April 1, 1987, Cal. No. 4, the Commission scheduled April 22, 1987, for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 20**

**CD 6**

**C 870559 HDX**

**PUBLIC HEARING**

**IN THE MATTER OF the disposition of city-owned property**, pursuant to Section 197-c of the New York City Charter.

The property to be disposed of is a four (4) story new law walk-up with nine (9) residential units, located on the easterly side of Arthur Avenue, between East 188th and East 189th Streets, **2456 Arthur Avenue** (block 3077, lot 33). The Department of Housing Preservation and Development (HPD) proposes to dispose of the property to an Article XI Housing Development Fund Corporation **for the purpose of providing housing for low and moderate-income families**. The building has been managed by the tenants association since April 1, 1986, through HPD's Leasing Bureau.

(On April 1, 1987, Cal. No. 5, the Commission scheduled April 22, 1987, for a public hearing which has been duly advertised.)

**Close the hearing.**

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**No. 21**

**CD 12**

**C 870560 HDX**

**PUBLIC HEARING:**

**IN THE MATTER OF the disposition of city-owned property**, pursuant to Section 197-c of the New York City Charter.

The property to be disposed of is a two (2) story walk-up with four (4) residential units, located on the southerly side of Oakley Street, between Fish Avenue and East 216th Street, **1314 Oakley Street** (block 4711, lot 28). The Department of Housing Preservation and Development (HPD) proposes to dispose of the property to an Article XI Housing Development Fund Corporation **for the purpose of providing housing for low and moderate-income families**. The building has been managed by the tenants association since July 11, 1985, through HPD's Leasing Bureau.



(On April 1, 1987, Cal. No. 6, the Commission scheduled April 22, 1987, for a public hearing which has been duly advertised.)

**Close the hearing.**

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**BOROUGH OF STATEN ISLAND**

**No. 22**

**CD 1,3**

**C 870476-477 PPR**

**CONTINUED PUBLIC HEARING:**

**IN THE MATTER OF** an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the **disposition of six (6) City-owned properties.**

<u>ULURP #</u>	<u>C.B.</u>	<u>Block</u>	<u>Lot</u>	<u>Location</u>
870476PPR	1	23	40	21 Brooke Street
"	"	1261	54	E/S South Avenue, 48 Ft. S/O Brabant Street
"	"	216	75	Interior lot 73 Feet E/O Caroline Street and 100 Feet S/O Cary Ave.
870477PPR	3	4409	52	S/S/O Pinewood Avenue, 40 Ft. E/O Andrews Avenue
"	"	4440	31	S/E/C Richmond Hill Rd. and West Cedarview Avenue
"	"	6705	74	S/S Hanover Avenue, 255 Ft. W/O Hylan Blvd.

A list and description of the properties can be seen at the City Planning Commission, 2 Lafayette Street—Room 1614, New York, N.Y. 10007.

(On March 18, 1987, Cal. No. 1, the Commission scheduled April 1, 1987 for a public hearing which has been duly advertised.) On April 1, 1987, Cal. No. 19, the hearing was closed.)

**For consideration.**

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## III. REPORTS

No. 23

CD 8

C 870370 HAK

IN THE MATTER OF an application for the disposition of city-owned property, located in Prospect Heights, pursuant to the urban Development Action Area Act and Section 197-c of the New York City Charter.

Approval of three separate matters is required:

1) Designation of six sites as an Urban Development Action Area comprising the following properties, tentatively designated as the Prospect Heights RFP:

## I. MARKET

<u>SITE A</u>	<u>Block</u>	<u>Lot</u>	<u>Units</u>
1. 335 Prospect Place	1153	58	8
2. Vacant Lot @ 262 Prospect Place	1160	26	—
3. 364 Prospect Place	1160	27	8
4. 366 Prospect Place	1160	2	8
5. Vacant Lot @ 368 Prospect Place	1160	29	—
6. Vacant Lot Interior Lot	1160	127	—
7. 820 Washington Avenue	1176	93	8
8. 824 Washington Avenue	1176	94	8
9. 836 Washington Avenue	1176	97	8
			48

## II. SONYMA AND/OR PLP RENTAL OR COOPERATIVES

<u>SITE D</u>	<u>Block</u>	<u>Lot</u>	<u>Units</u>
1. 613 Grand Avenue	1155	8	3
2. Vacant Lot @ 611 Grand Avenue	1155	108	—
3. 609 Grand Avenue	1155	9	3
4. 607 Grand Avenue	1155	10	3
5. 605 Grand Avenue	1155	11	3
6. Vacant Lot @ 603 Grand Avenue	1155	12	—
7. 601 Grand Avenue a/k/a 382 St. Marks Avenue	1155	13	9
8. 388 St. Marks Avenue	1155	14	16
9. 396 St. Marks Avenue	1155	18	16
10. 400 St. Marks Avenue	1155	20	16
11. 406 St. Marks Avenue	1155	21	8
12. 410 St. Marks Avenue	1155	24	8

<u>SITE D</u>		<u>Block</u>	<u>Lot</u>	<u>Units</u>
13.	412 St. Marks Avenue	1155	26	8
14.	414 St. Marks Avenue	1155	27	8
15.	416 St. Marks Avenue	1155	29	8

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<u>SITE E</u>		<u>Block</u>	<u>Lot</u>	<u>Units</u>
1.	471 Prospect Place	1155	68	16
2.	459 Prospect Place	1155	74	8

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<u>SITE F</u>		<u>Block</u>	<u>Lot</u>	<u>Units</u>
1.	637 Grand Avenue	1162	8	8
2.	639 Grand Avenue	1162	7	8
3.	641 Grand Avenue	1162	5	8
4.	424 Prospect Place	1162	18	16
5.	479 Park Place	1162	79	8

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### III. PLP RENTAL OR COOPERATIVES

<u>SITE J</u>		<u>Block</u>	<u>Lot</u>	<u>Units</u>
1.	553 Lincoln Place	1178	57	17
2.	547 Lincoln Place	1178	59	17
3.	541 Lincoln Place	1178	61	20

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<u>SITE K</u>		<u>Block</u>	<u>Lot</u>	<u>Units</u>
1.	550 St. John's Place	1178	19	8
2.	552 St. John's Place	1178	20	8
3.	554 St. John's Place	1178	21	8
4.	556 St. John's Place	1178	22	8

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2) An Urban Development Action Area Project for such property; and

3) Disposition of the above noted property to a developer to be selected by the Department of Housing Preservation and Development.

The six sites are comprised of 33 vacant buildings and 5 vacant lots. A total of 315 dwelling units are projected for this project. One site, Site "A", is a market rate site. The remaining five sites are for low and moderate-income families.

(On March 4, 1987, Cal. No. 6, the Commission scheduled March 18, 1987, for a public hearing. On March 18, 1987, Cal. No. 10 the hearing was closed.)

**For consideration.**

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**No. 24**

**C 1,3,4,5,16,17,18**

**C 870467-473 PPK**

**IN THE MATTER OF** an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the **dispositon of 50 City-owned properties.**

<u>ULURP NO.</u>	<u>COM. BOARD</u>	<u>NO. OF PARCELS</u>
870467 PPK	1	5
870468 PPK	3	17
870469 PPK	4	10
870470 PPK	5	5
870471 PPK	16	6
870472 PPK	17	4
870473 PPK	18	3

A list and description of the properties can be seen at the City Planning Commission 2 Lafayette Street-Room 1614, New York, N.Y. 10007.

(On March 4, 1987, Cal. No. 5, the Commission scheduled March 18, 1987, for a public hearing. On March 18, 1987, Cal. No. 9 the hearing was closed. On April 1, 1987, Cal. No. 27 the item was laid over).

**For consideration.**

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## BOROUGH OF MANHATTAN

No. 25

CD 2

C 831956 ZSM

**IN THE MATTER OF** an application, pursuant to Section 74-782 of the Zoning Resolution from Shael Shapiro, WYS Designs, for the **grant of a Special Permit involving the conversion to joint living-work quarters for artists** of floors 2, 3, 4, and 6 of the loft building whose coverage exceeds 5,000 square feet located on the west side of Greene Street between Spring and Broome Streets (**57-63 Greene Street**) within the Soho M1-5A district.

Plans for this special permit are on file with the City Planning Commission and may be seen in Room 1514, 2 Lafayette Street, New York, New York 10007.

(On March 1, 1987, Cal. No. 1, the Commission scheduled March 18, 1987, for a public hearing. On March 18, 1987, Cal. No. 26, the hearing was closed.)

**For consideration.**

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 No. 26

CD 3

C 870478 HAM

**IN THE MATTER OF** a housing plan and project for 144-150 Ludlow Street, between Rivington and Stanton Streets (Block 411, Lots 45 thru 48), pursuant to Article 5 of the New York State Private Housing Finance Law and Section 197-c of the New York City Charter and

an application relating to the **disposition of 144-150 Ludlow Street** between Rivington and Stanton Streets (Block 411, Lots 45 thru 48), pursuant to the Urban Development Action Area Act and Section 197-c of the New York City Charter.

Three separate matters are requested under the Urban Development Action Area:

- 1) Designation of the above noted properties as an Urban Development Action Area Act;
- 2) Approval of a project for such properties; and
- 3) The disposition of such property to a developer to be selected by the Department of Housing Preservation and Development (HPD).

The proposed project consists of the substantial rehabilitation of four buildings (two 5½ and two 6 stories), which will contain 51 rental units. Of these

units 36 are to be rented at market rates and 15 are to be rented at low-income levels in accordance with Hodag Grant. Additional subsidy is to be provided by an NYC Housing Development Corporation Loan and a Participation Loan.

This application was submitted by the Department of Housing Preservation and Development on December 10, 1986.

(On February 18, 1987, Cal. No. 3, the Commission scheduled March 4, 1987 for a public hearing. On March 4, 1987, Cal. No. 26, the hearing was continued to March 18, 1987. On March 18, 1987, Cal. No. 27, the hearing was closed. On April 1, 1987, Cal. No. 35, the item was laid over.)

**For consideration.**

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**BOROUGH OF THE BRONX**

**No. 27**

**CD 7**

**C 870226 HAX**

**IN THE MATTER OF the designation and disposition of city-owned property**, pursuant to the Urban Development Action Area Act and Section 197-c of the New York City Charter.

Approval of three separate matters is requested:

- 1) The designation of 2805 Creston Avenue (block 3118, lot 132, as an Urban Development Action Area.
- 2) Approval of an Urban Development Action Area Project for such property; and
- 3) Disposition of such property to a developer to be selected by the Department of Housing Preservation and Development.

(On March 18, 1987, Cal. No. 2, the Commission scheduled April 1, 1987, for a public hearing. On April 1, 1987, Cal. No. 17, the hearing was closed.)

**For consideration.**

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CD 1,2,3,56

C 870462-466 PPX

**IN THE MATTER OF** an application by the Division of Real Property, pursuant to Section 197-c of the New York City Charter, for the **disposition of 16 City-owned properties.**

<u>ULURP NO.</u>	<u>COM. BOARD</u>	<u>NO. OF PARCELS</u>
870462 PPX	1	2
870463 PPX	2	4
870464 PPX	3	2
870465 PPX	5	3
870466 PPX	6	5

A list and description of the properties can be seen at the City Planning Commission, 2 Lafayette Street-Room 1614, New York, N.Y. 10007.

(On March 4, 1987, Cal. No. 3, the Commission scheduled March 18, 1987, for a public hearing. On March 18, 1987, Cal. No. 7, the hearing was closed. On April 1, 1987, Cal. No. 24, the item was laid over.)

**For consideration.**