

Class Lecture #2: Zoning



New York City College of Technology
Arch 2430 Building Technology IV
Professor Friedman
Fall 2013

Zoning

Zoning shapes the city. Compared with architecture and planning, zoning has a relatively short history as a means of organizing the way land is used. Yet zoning determines the size and use of buildings, where they are located and, in large measure, the density of the city's diverse neighborhoods. Along with the city's power to budget, tax, and condemn property, zoning is a key tool for carrying out planning policy. New York City has been a pioneer in the field of zoning since it enacted the nation's first comprehensive zoning ordinance in 1916. ([NYC DCP](#))



Zoning

<http://gis.nyc.gov/doitt/nycitymap/>

Borough:MANHATTAN**Block:**690**Lot:**29

Police Precinct:10

Owner:SOMATIC REALTY LLC

Address:131 10 AVENUE

Lot Area:23000 sf

Lot Frontage:184'**Lot Depth:**125

Year Built:unknown

Number of Buildings:0

Number of Floors:0

Gross Floor Area:0 sf (estimated)

Residential Units:0**Total # of Units:**0

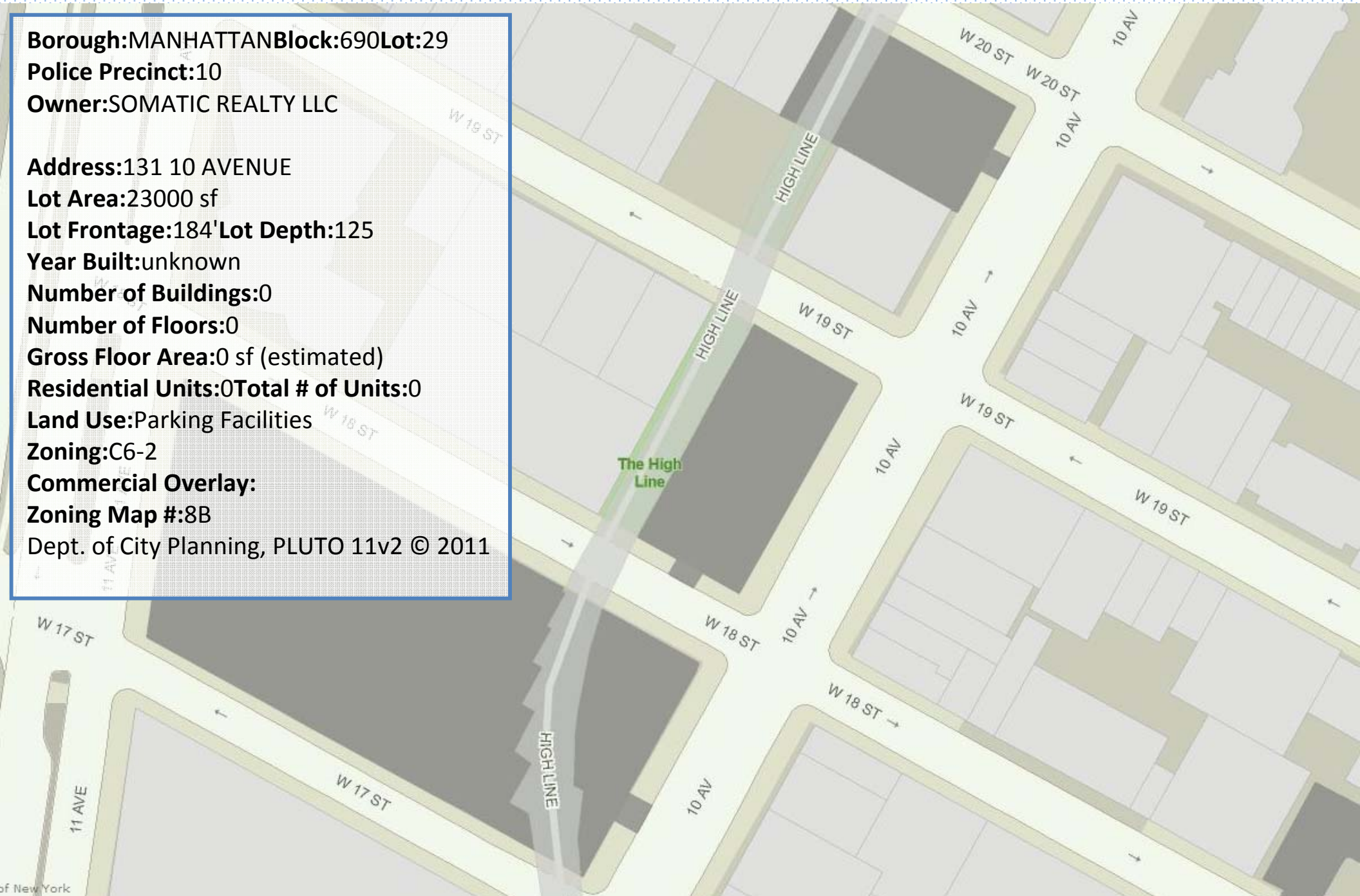
Land Use:Parking Facilities

Zoning:C6-2

Commercial Overlay:

Zoning Map #:8B

Dept. of City Planning, PLUTO 11v2 © 2011



Basic Definitions

Block

A block is a tract of land bounded on all sides by streets or by a combination of streets, public parks, railroad rights-of-way, pierhead lines or airport boundaries.

Lot or Zoning Lot

A lot or zoning lot is a tract of land comprising a single tax lot or two or more adjacent tax lots **within a block**. An apartment building on a single zoning lot, for example, may contain separate condominium units, each occupying its own tax lot. Similarly, a building containing a row of townhouses may occupy several separate tax lots within a single zoning lot, or two or more detached homes on one zoning lot may each have its own tax lot.

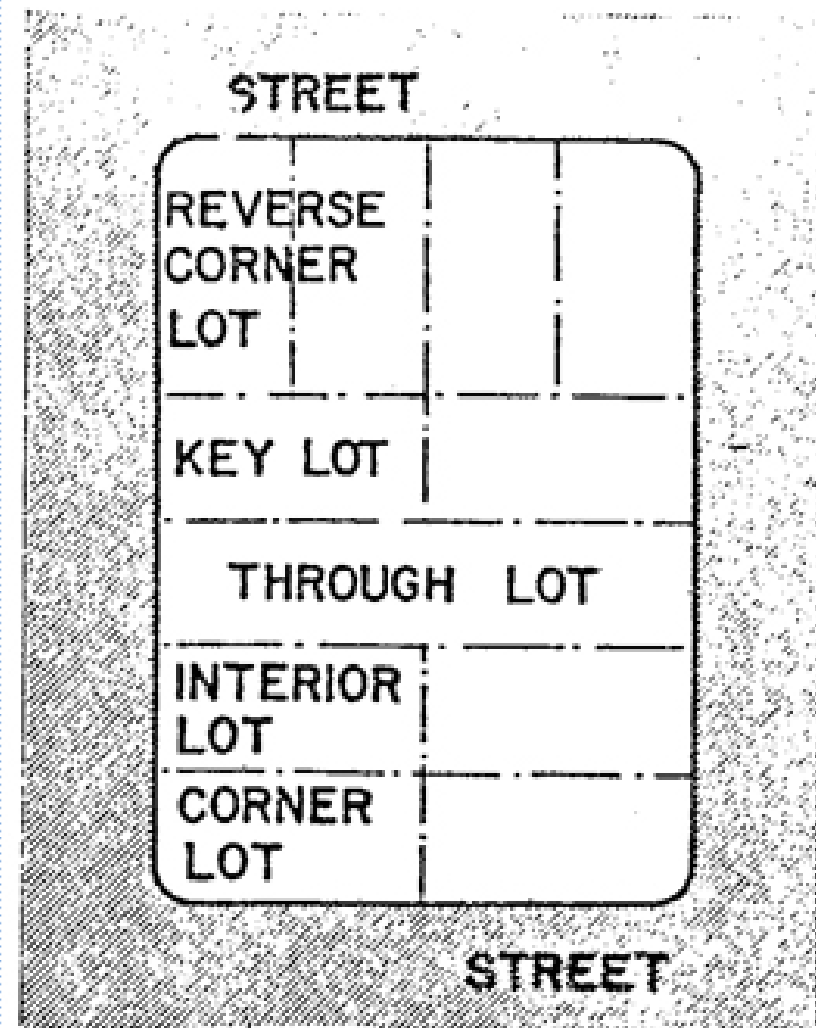
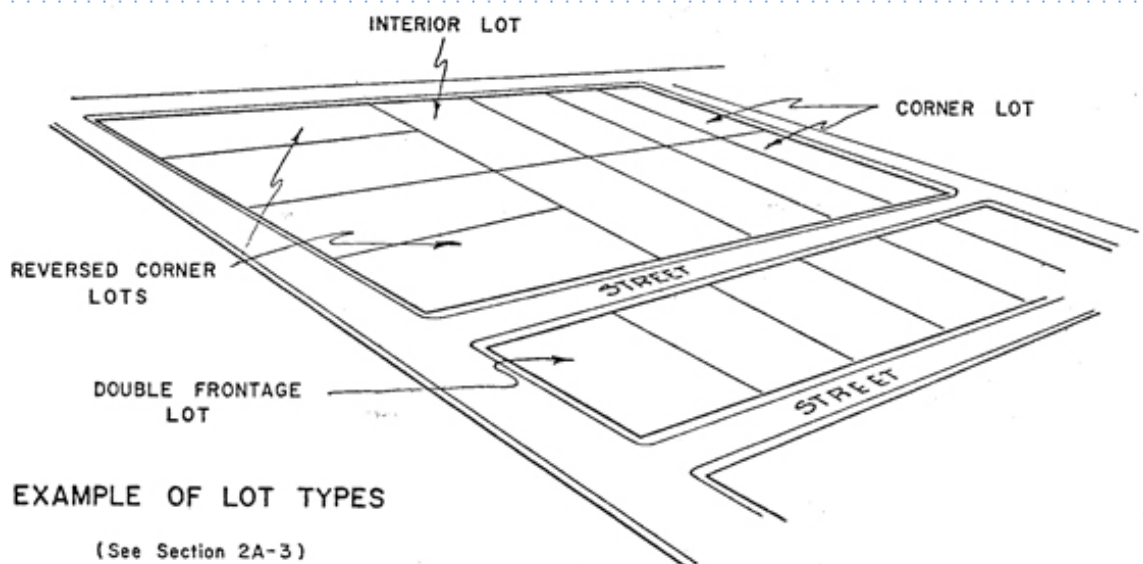
The zoning lot is the basic unit for zoning regulations and may be subdivided into two or more zoning lots, and two or more adjoining zoning lots on the same block may be merged, provided that all resulting zoning lots comply with applicable regulations.

All buildings must have a block and lot designation...

Street numbers and names can change over time...

Basic Definitions

Block and Lot

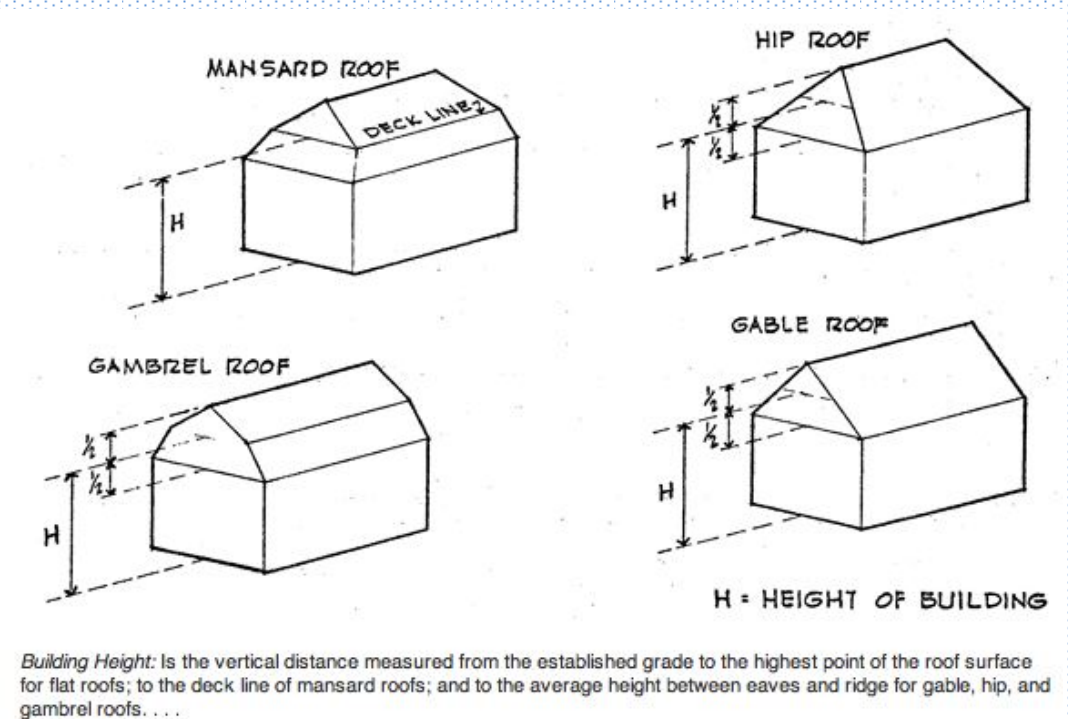
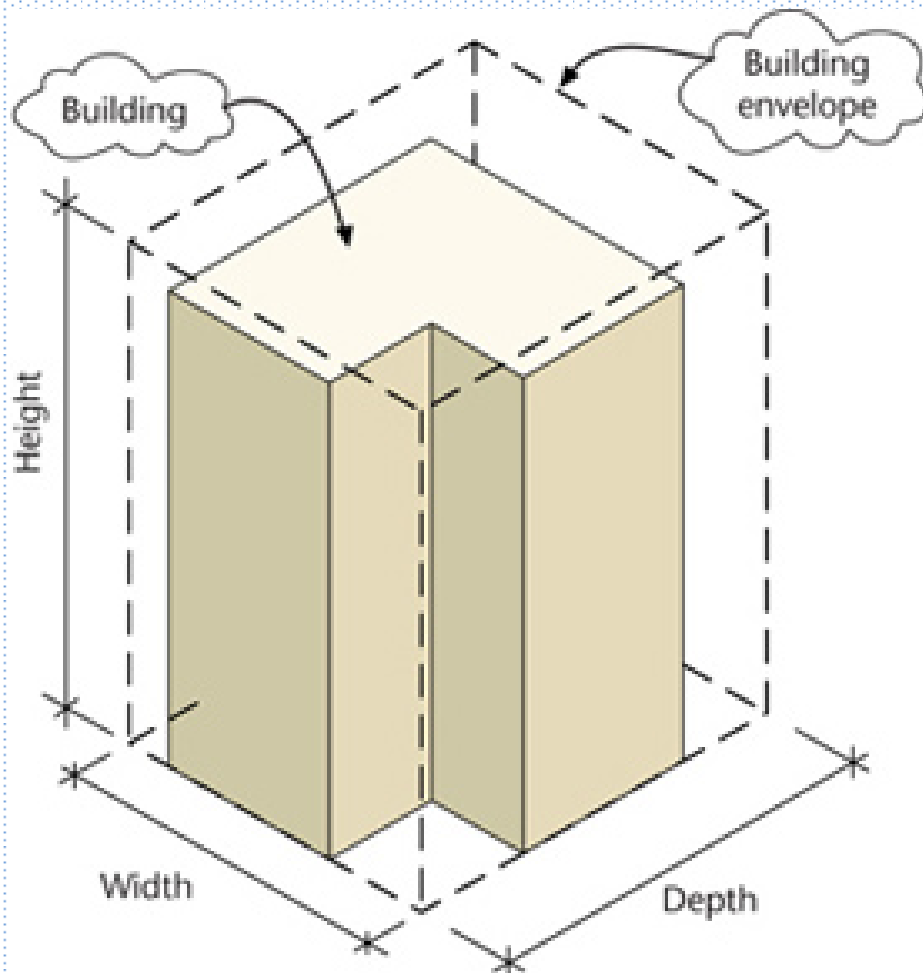


[Note: Reverse corner lot is where the main street front is smaller than the side frontage]

Basic Definitions

Building Height

Building height refers to a building's elevation as measured from the curb level or base plane to the roof of the building (except for permitted obstructions, such as elevator bulkheads).

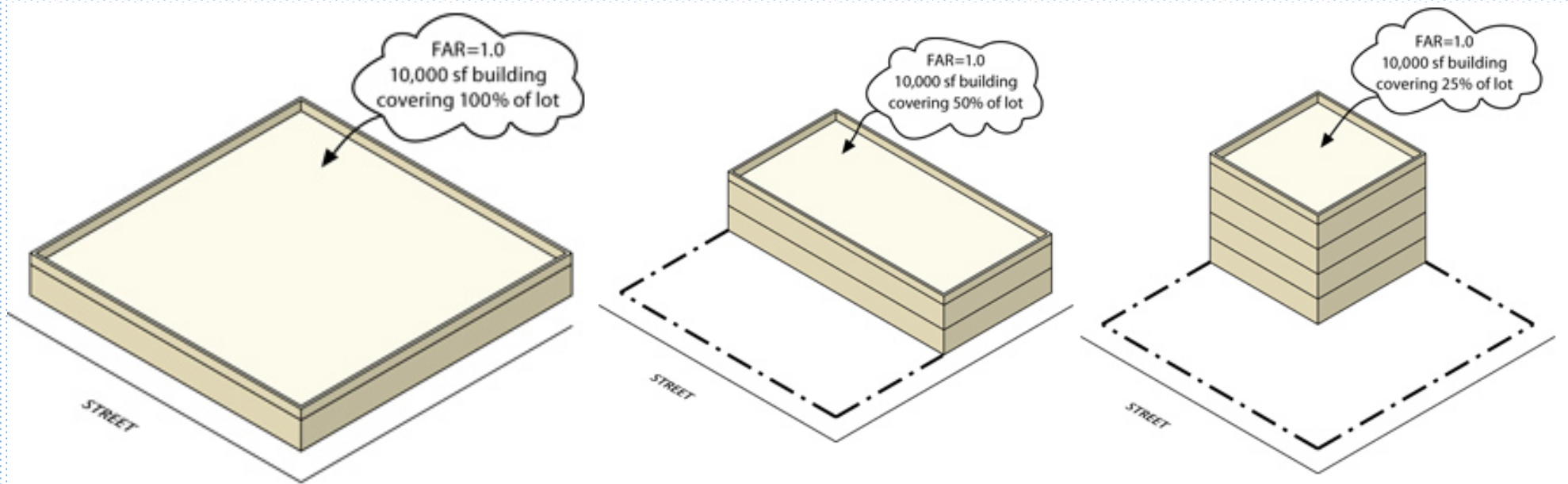


FAR

http://www.nyc.gov/html/dcp/html/zone/glossary.shtml#use_group

Floor Area Ratio (FAR)

The floor area ratio is the principal bulk regulation controlling the size of buildings. FAR is the ratio of total building floor area to the area of its zoning lot. Each zoning district has an FAR which, when multiplied by the lot area of the zoning lot, produces the maximum amount of floor area allowable on that zoning lot. For example, on a 10,000 square foot zoning lot in a district with a maximum FAR of 1.0, the floor area on the zoning lot cannot exceed 10,000 square feet.



FAR

http://www.nyc.gov/html/dcp/html/zone/glossary.shtml#use_group

Floor Area Ratio (FAR)

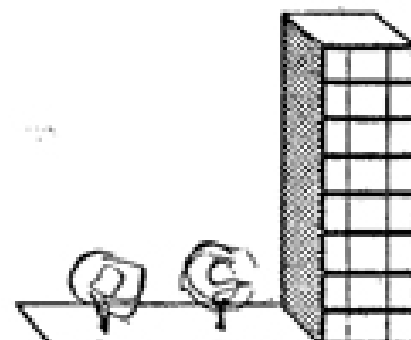
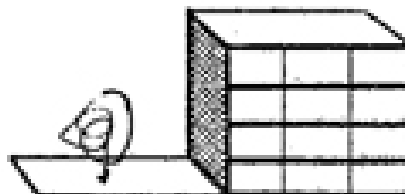
0.5



1.0



2.0



USE

Limits are set to the population density of certain areas.

This is to make sure large populations don't concentrate around areas without transportation and other amenities.

Residential Density	
District	Dwelling Unit Factor
R1-1	4,750
R1-2	2,850
R2 R2A	1,900
R2X	2,900
R3-1 R3-2 ¹	625
R3A	710
R3-2 R4 R4-1 R4B	870
R3X	1,000
R4A	1,280
R5 R5D	760
R4(infill) R5(infill) R5B	900
R5A	1,560
R5B ²	1,350
R6 R7	680
R8 R8A R8X R9 R9A	740
R9-1 R9X R10	790

¹ for single- and two-family detached and semi-detached residences

² for single- and two-family residences

USE

Zoning Data Tables, Residence Districts

ZONING DATA TABLE 1

R1-R3 Lower-Density Residence Districts											
		R1-1'	R1-2'	R1-2A'	R2'	R2A'	R2X	R3A'	R3X'	R3-1'	R3-2'
Single-family detached residences		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Two-family detached residences		–	–	–	–	–	–	✓	✓	✓	✓
Semi-detached residences		–	–	–	–	–	–	–	–	✓	✓
All residences		–	–	–	–	–	–	–	–	–	✓
Residential FAR (max)		0.5	0.5	0.5	0.5	0.5	0.85	0.5	0.5	0.5	0.5
with attic allowance		–	–	–	–	–	1.02	0.6	0.6	0.6	0.6
Community facility FAR (max)		0.5 ¹	0.5 ¹	0.5 ¹	0.5 ¹	0.5 ¹	0.5 ¹	1.0	1.0	1.0	1.0
Lot width (min)	Detached	100 ft	60 ft	60 ft	40 ft	40 ft	30 ft	25 ft	35 ft	40 ft	40 ft
	Other	–	–	–	–	–	–	–	–	18 ft	18 ft
Lot area (min)	Detached	9,500 sf	5,700 sf	5,700 sf	3,800 sf	3,800 sf	2,850 sf	2,375 sf	3,325 sf	3,800 sf	3,800 sf
	Other	–	–	–	–	–	–	–	–	1,700 sf	1,700 sf
Open space ratio (min)		150.0	150.0	–	150.0	–	–	–	–	–	–
Lot coverage (max)		–	–	30%	–	30%	– ²	– ²	– ²	35%	35%
Front yard depth (min)		20 ft	20 ft	20 ft ³	15 ft	15 ft ³	15 ft	10 ft ³	10 ft ³	15 ft	15 ft
Side yards (number)	Detached	2	2	2	2	2	2	2 ⁴	2	2	2
	Semi-detached	–	–	–	–	–	–	–	–	1	1
Total width of side yards (min)	Detached	35 ft	20 ft	20 ft	13 ft	13 ft	10 ft ⁵	8 ft ⁵	10 ft ⁵	13 ft	13 ft
	Semi-detached	–	–	–	–	–	–	–	–	8 ft	8 ft
Each side yard (min)	Detached	15 ft	8 ft	8 ft	5 ft	5 ft	2 ft	–	2 ft	5 ft	5 ft
	Semi-detached	–	–	–	–	–	–	–	–	–	–
Rear yard depth (min)		30 ft	30 ft	30 ft	30 ft	30 ft	20 ft	30 ft	30 ft	30 ft	30 ft
Perimeter wall height (max)		–	–	25 ft	–	21 ft	21 ft	21 ft	21 ft	21 ft	21 ft
Building height (max)		– ⁶	– ⁶	35 ft	– ⁶	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft
Off-street parking		1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit

¹ Up to 1.0 FAR by special permit

² Governed by yard requirements

³ Front yard must be at least as deep as an adjacent front yard

⁴ Zero lot line buildings require only one side yard, at least 8 feet wide

⁵ Minimum of 8 ft required between buildings on adjacent zoning lots

⁶ Height controlled by sky exposure plane

⁷ Regulations may differ in Lower Density Growth Management Areas

Zoning Data Tables, Residence Districts

ZONING DATA TABLE 4

R8–R10 Higher-Density Residence Districts														
		R8HF	R8QH	R8A	R8B	R8X	R9HF	R9QH R9A	R9-1'	R9D	R9X	R10	R10QH R10A	R10X
Residential FAR ³ (max)	Wide Street	0.94–6.02 (range)	7.2 ¹ 6.02 ²	6.02	4.0	6.02	0.99–7.52 (range)	7.52	9.0	9.0	9.0	10.0	10.0	10.0
	Narrow Street		6.02											
Community facility FAR (max)		6.5	6.5	6.5	4.0 ⁴	6.0	10.0	R9QH: 10.0 R9A: 7.5	9.0	9.0	9.0	10.0	10.0	10.0
Open space ratio		5.9–11.9 (range)	–	–	–	–	1.0–9.0 (range)	–	–	–	–	–	–	–
Lot coverage (max)	Corner lot	–	80%	80%	80%	80%	–	80%	70%	80%	80%	–	100%	100%
	Interior lot		70%	70%	70%	70%		70%		70%	70%		70%	
Base height (min/max)	Wide street	–	60–85 ft	60–85 ft	55–60 ft	60–85 ft	60–85 ft (wide st)	60–102 ft	90 ft	60–85 ft	105–120 ft	60–85 ft (wide st)	125–150 ft	60–85 ft
	Narrow street		60–80 ft					60–95 ft			60–120 ft		60–125 ft	
Building height (max)	Wide street	Sky exposure plane	120 ft	120 ft	75 ft	150 ft	Sky exposure plane or tower rules	145 ft	280 ft	Tower rules	170 ft	Tower rules	210 ft	Tower rules
	Narrow street		105 ft					135 ft			160 ft		185 ft	
Rear yard depth (min)		30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft
Off-street parking ⁵ (min)		40%	40%	40%	50% ⁶	40%	40%	40%	40%	40%	40%	40%	40%	40%

¹ Wide street outside Manhattan Core

² Wide street within Manhattan Core

³ FAR may differ in Inclusionary Housing designated areas

⁴ 5.10 permitted in Manhattan Community District 8

⁵ Waived within Manhattan Core, except within Special Hudson Yards District

⁶ 40% in Brooklyn

⁷ May be mapped within waterfront areas and Special Mixed Use Districts only; R7-3 may also be mapped in the Special Long Island City Mixed Use District

Zoning Data Tables, Commercial Districts

ZONING DATA TABLE 5

Commercial Overlay Floor Area Ratios			
Residential District	Commercial Overlay FAR¹	Residential FAR²	Community Facility FAR³
R1, R2	1.0	0.5	0.5
R2A	1.0	0.5	0.5
R2X	1.0	0.85 ⁴	0.5
R3-1	1.0	0.5 ⁴	1.0
R3-2	1.0	0.5 ⁴	1.6
R3A, R3X	1.0	0.5 ⁴	1.0
R4, R4-1, R4A	1.0	0.75 ⁴	2.0
R4 Infill	1.0	1.35	2.0
R4B	1.0	0.9	2.0
R5	1.0	1.25	2.0

125th Street Corridor Rezoning
4.30.08

DEPARTMENT OF CITY PLANNING
City of New York MANHATTAN OFFICE

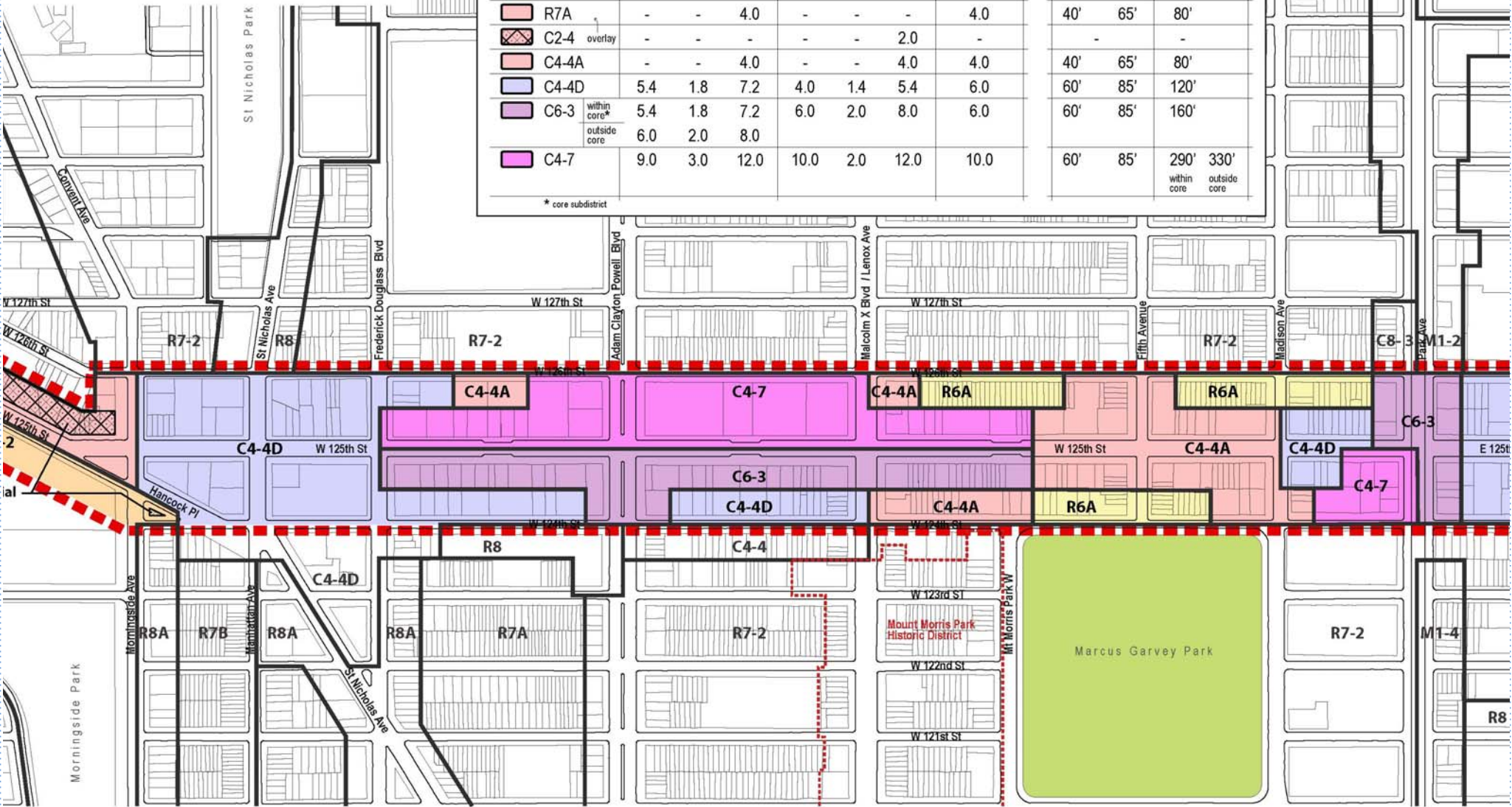
SPECIAL 125TH STREET DISTRICT ZONING

■ ■ ■ ■ Rezoning Area and Special District Boundaries

SPECIAL 125TH STREET DISTRICT ZONING - As adopted on April 30th, 2008

Use: Underlying Zoning District	Allowed Density within Special District (FAR):						Building Form:		
	RESIDENTIAL			COMMERCIAL			COMMUNITY FACILITY		
	Base FAR	Inclusionary Housing or Arts Bonus	Max. FAR	Base FAR	Arts Bonus	Max. FAR	Max. FAR	Special District bulk controls	
								Building base (streetwall): min. max.	Building height: max.
R6A	-	-	3.0	-	-	-	3.0	40' 60'	70'
R7-2	-	-	3.44	-	-	-	6.5	not required	none
C2-4 overlay	-	-	-	-	-	2.0	-	-	-
R7A	-	-	4.0	-	-	-	4.0	40' 65'	80'
C2-4 overlay	-	-	-	-	-	2.0	-	-	-
C4-4A	-	-	4.0	-	-	4.0	4.0	40' 65'	80'
C4-4D	5.4	1.8	7.2	4.0	1.4	5.4	6.0	60' 85'	120'
C6-3 within core*	5.4	1.8	7.2	6.0	2.0	8.0	6.0	60' 85'	160'
C6-3 outside core	6.0	2.0	8.0	-	-	-	-	-	-
C4-7	9.0	3.0	12.0	10.0	2.0	12.0	10.0	60' 85'	290' 330' within core outside core

* core subdistrict



USE

http://www.nyc.gov/html/dcp/html/zone/glossary.shtml#use_group

Any of these districts may in turn be overlaid by **special purpose zoning districts** tailored to the unique characteristics of certain neighborhoods.

Some blockfronts in residential districts may have a **commercial overlay district** as well in order to provide neighborhood retail stores and services.

Limited Height Districts, another type of overlay district, imposes height limits on new buildings in certain historic districts designated by the NYC Landmarks Preservation Commission. These overlay districts modify and supplement the controls of the underlying zoning districts.

Each zoning district regulates:

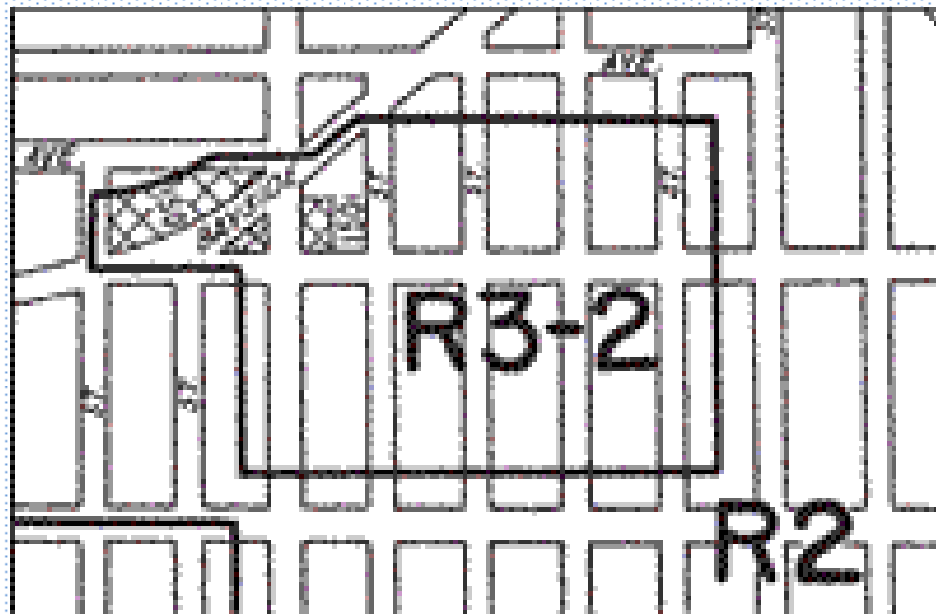
- permitted uses listed in one or more of 18 use groups;
- the size of the building in relation to the size of the zoning lot, known as the floor area ratio or FAR;
- for residential uses, the number of dwelling units permitted, the amount of open space and plantings required on the zoning lot and the maximum amount of the lot that can be covered by a building;
- the distance between the building and the front, side and rear lot lines;
- the amount of required or permitted parking; and
- other features applicable to specific residential, commercial or manufacturing districts

USE

http://www.nyc.gov/html/dcp/html/zone/glossary.shtml#use_group



Special Landmark District
(Gray area)



USE Sub Groups

C6 Commercial Districts																
	C6-1	C6-1A	C6-2	C6-2A	C6-3	C6-3A	C6-3D	C6-3X	C6-4	C6-4A	C6-4X	C6-5	C6-6	C6-7	C6-8	C6-9
Commercial FAR	6.0 ⁴	6.0 ⁴	6.0 ⁴	6.0	6.0 ⁴	6.0	9.0	6.0	10.0 ⁴	10.0	10.0 ⁴	10.0 ⁴	15.0 ⁴	15.0 ⁴	10.0 ⁴	15.0 ⁴
Residential FAR	0.87–3.44 ¹	0.78–2.43 ^{2,5}	0.94–6.02 ^{3,5}	6.02 ⁵	0.99–7.52 ⁵	7.52 ⁵	9.0 ⁵	9.0	10.0 ^{4,5}	10.0 ⁵	10.0 ⁵	10.0 ^{4,5}	10.0 ⁵	10.0 ⁵	10.0 ^{4,5}	10.0 ⁵
Residential District Equivalent	R7	R6	R8	R8A	R9	R9A	R9D	R9X	R10	R10A	R10X	R10	R10	R10	R10	R10

¹ 4.0 FAR on wide streets outside the Manhattan Core under Quality Housing Program

² 3.0 FAR on wide streets outside the Manhattan Core under Quality Housing Program

³ 7.2 FAR on wide streets outside the Manhattan Core under Quality Housing Program

⁴ FAR bonus of up to 20% for a public plaza

⁵ Increase in FAR with Inclusionary Housing Program bonus

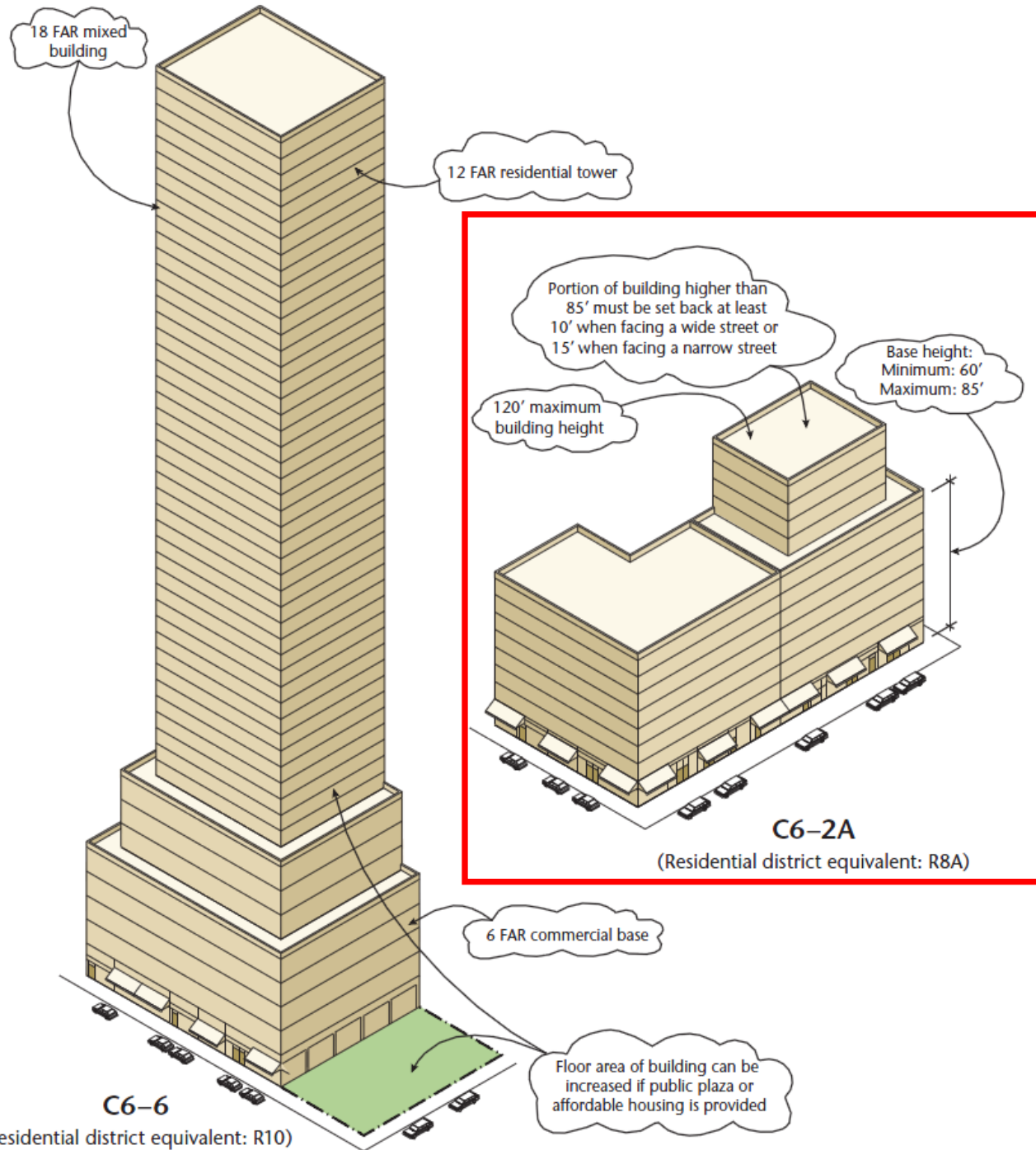
USE Sub Groups

	C6-1	C6-1A	C6-2	C6-2A	C6-3
Commercial FAR	6.0 ⁴	6.0 ⁴	6.0 ⁴	6.0	6.0
Residential FAR	0.87–3.44 ¹	0.78–2.43 ^{2,5}	0.94–6.02 ^{3,5}	6.02 ⁵	0.96
Residential District Equivalent	R7	R6	R8	R8A	

ZONING DATA TABLE 4

R8–R10 Higher-Density Residential

		R8HF	R8QH	R8A
Residential FAR ³ (max)	Wide Street	0.94–6.02 (range)	7.2 ¹ 6.02 ²	6.02
	Narrow Street		6.02	
Community facility FAR (max)		6.5	6.5	6.5
Open space ratio		5.9–11.9 (range)	—	—
Lot coverage (max)	Corner lot	—	80%	80%
	Interior lot		70%	70%
Base height (min/max)	Wide street	—	60–85 ft	60–85 ft
	Narrow street		60–80 ft	
Building height (max)	Wide street	Sky exposure plane	120 ft	120 ft
	Narrow street		105 ft	
Rear yard depth (min)		30 ft	30 ft	30 ft
Off-street parking ⁵ (min)		40%	40%	40%



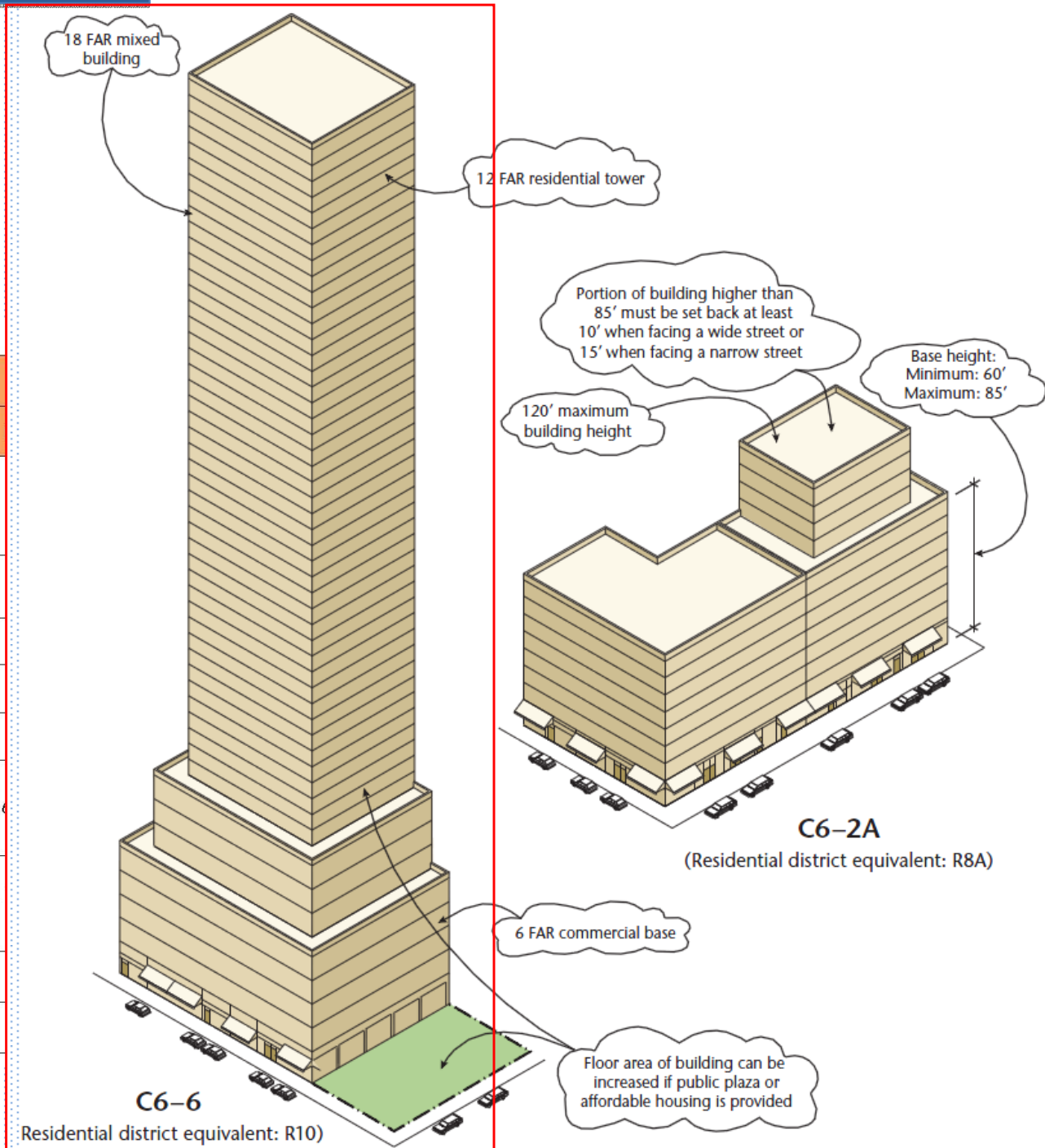
USE Sub Groups

	C6-4X	C6-5	C6-6	C6-7
Commercial FAR	10.0 ⁴	10.0	15.0 ⁴	15.0 ⁴
Residential FAR	10.0 ⁵	10.0 ^{4,5}	10.0 ⁵	10.0 ⁵
Residential District Equivalent	R10X	R10	R10	R10

ZONING DATA TABLE

R8-R10 High

		R9-1'	R9D	R9X	R10	R10QH R10A
Residential FAR ³ (max)	Wide Street	9.0	9.0	9.0	10.0	10.0
	Narrow Street					
Community facility FAR (max)		9.0	9.0	9.0	10.0	10.0
Open space ratio		—	—	—	—	—
Lot coverage (max)	Corner lot	70%	80%	80%	—	100%
	Interior lot		70%	70%	—	70%
Base height (min/max)	Wide street	90 ft	60-85 ft	105-120 ft	60-85 ft (wide st)	125-150 ft
	Narrow street			60-120 ft	60-125 ft	
Building height (max)	Wide street	280 ft	Tower rules	170 ft	Tower rules	210 ft
	Narrow street			160 ft		185 ft
Rear yard depth (min)		30 ft	30 ft	30 ft	30 ft	30 ft
Off-street parking ⁵ (min)		40%	40%	40%	40%	40%



USE Sub Groups

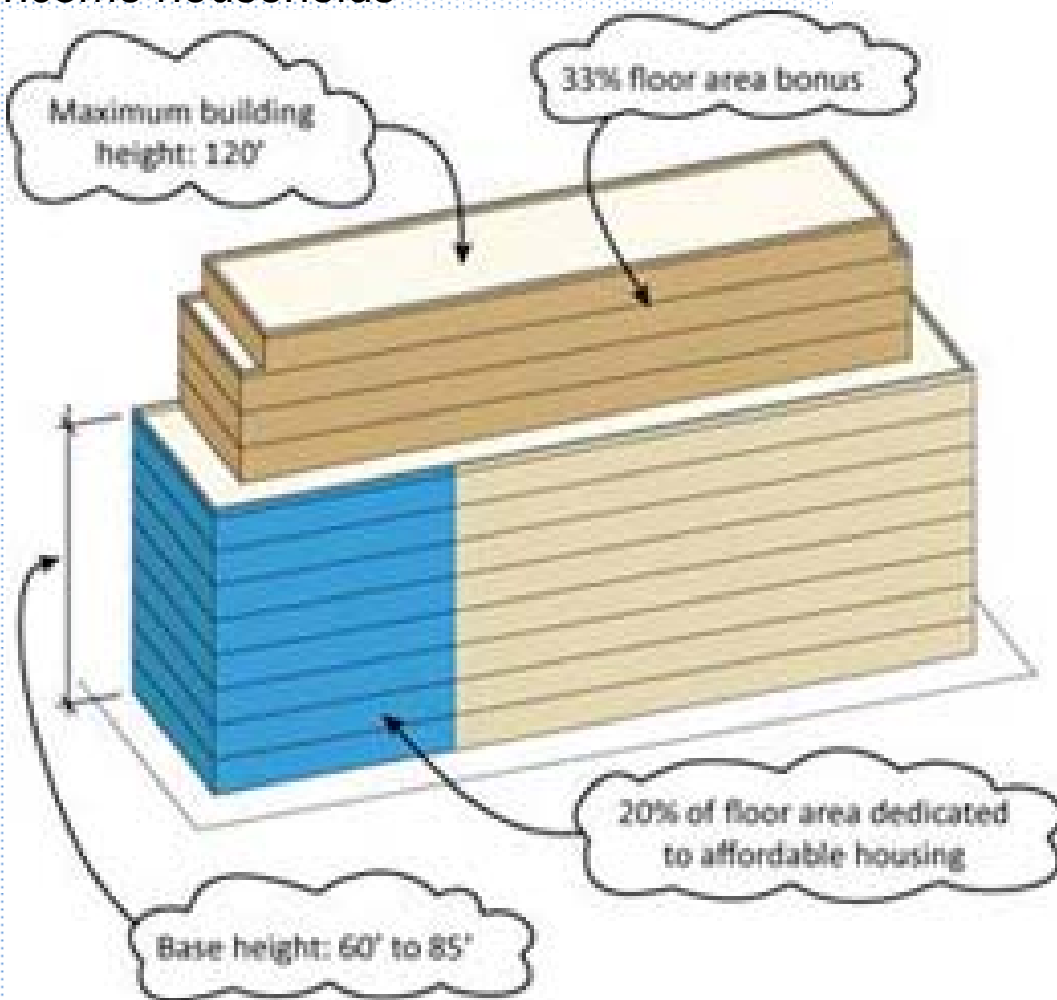
Incentive Zoning*

Incentive zoning provides a bonus, usually in the form of additional floor area, in exchange for the provision of a public amenity or affordable housing. There are incentive bonuses for the provision of public plazas (privately owned public spaces), visual or performing arts spaces, subway improvements, theater preservation, FRESH food stores and affordable housing (Inclusionary Housing Program).

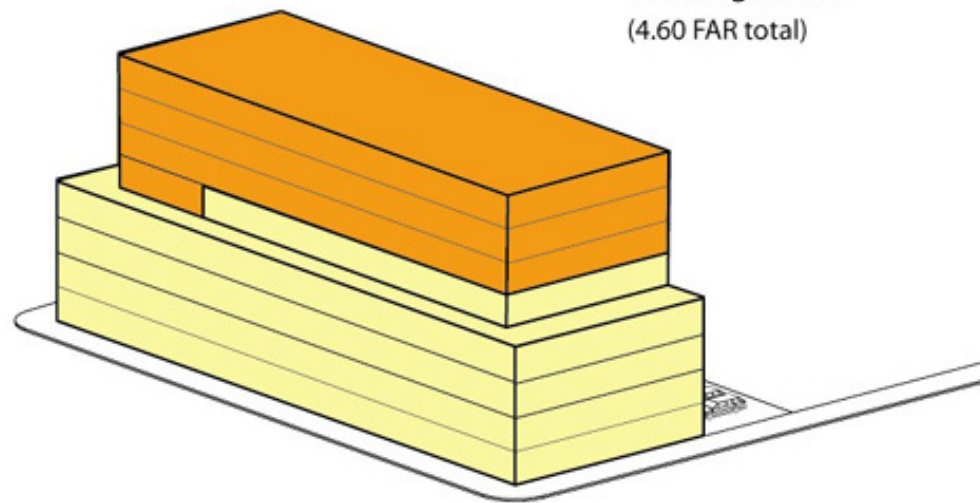
USE Sub Groups

Inclusionary Housing Program:

Provides two optional floor area incentives in exchange for the creation or preservation of affordable housing, on or off-site, pre-dominantly for low-income households



3.45 FAR
base density

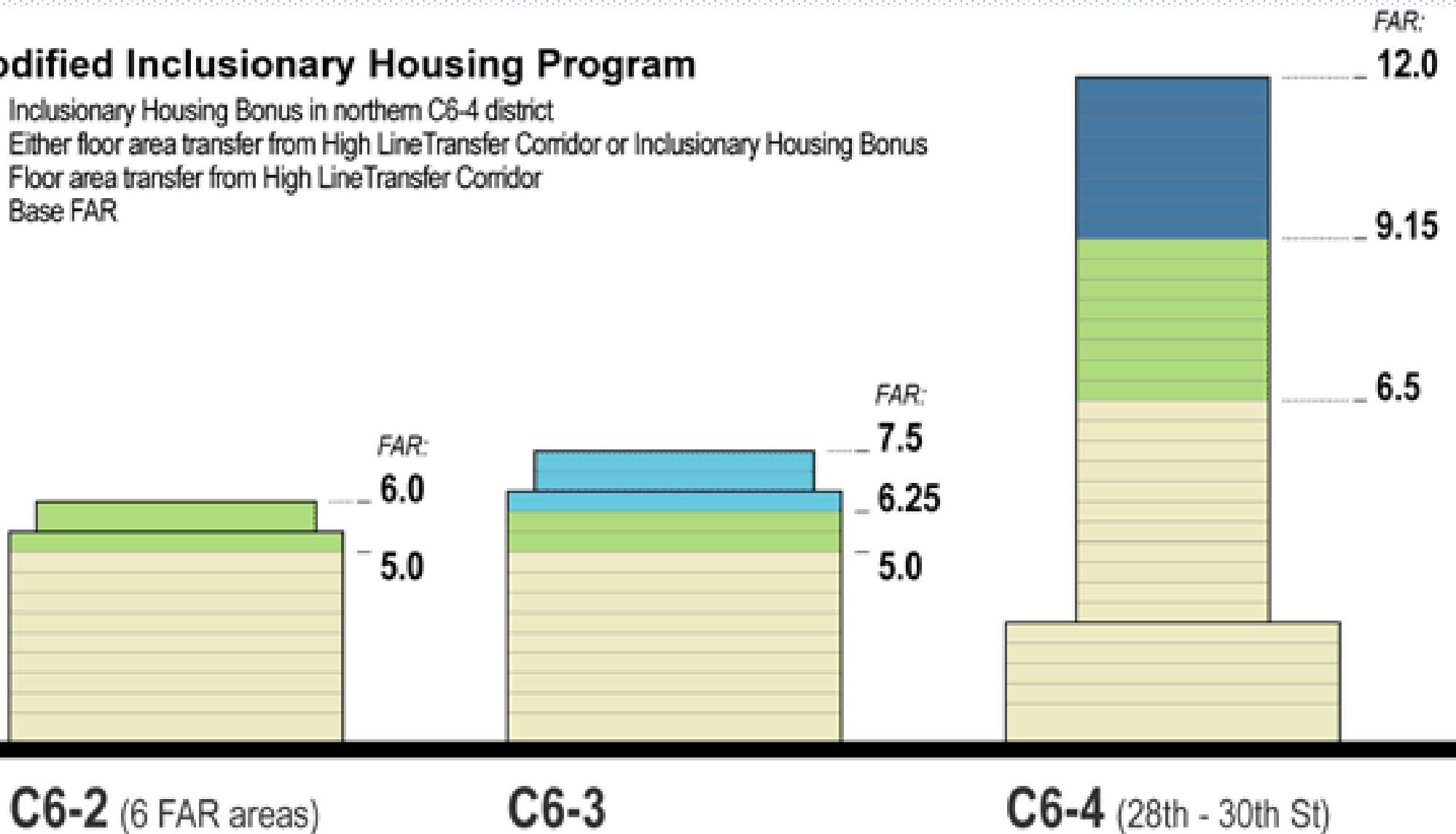


USE Sub Groups

Inclusionary Housing Program:

Modified Inclusionary Housing Program

- Inclusionary Housing Bonus in northern C6-4 district
- Either floor area transfer from High Line Transfer Corridor or Inclusionary Housing Bonus
- Floor area transfer from High Line Transfer Corridor
- Base FAR



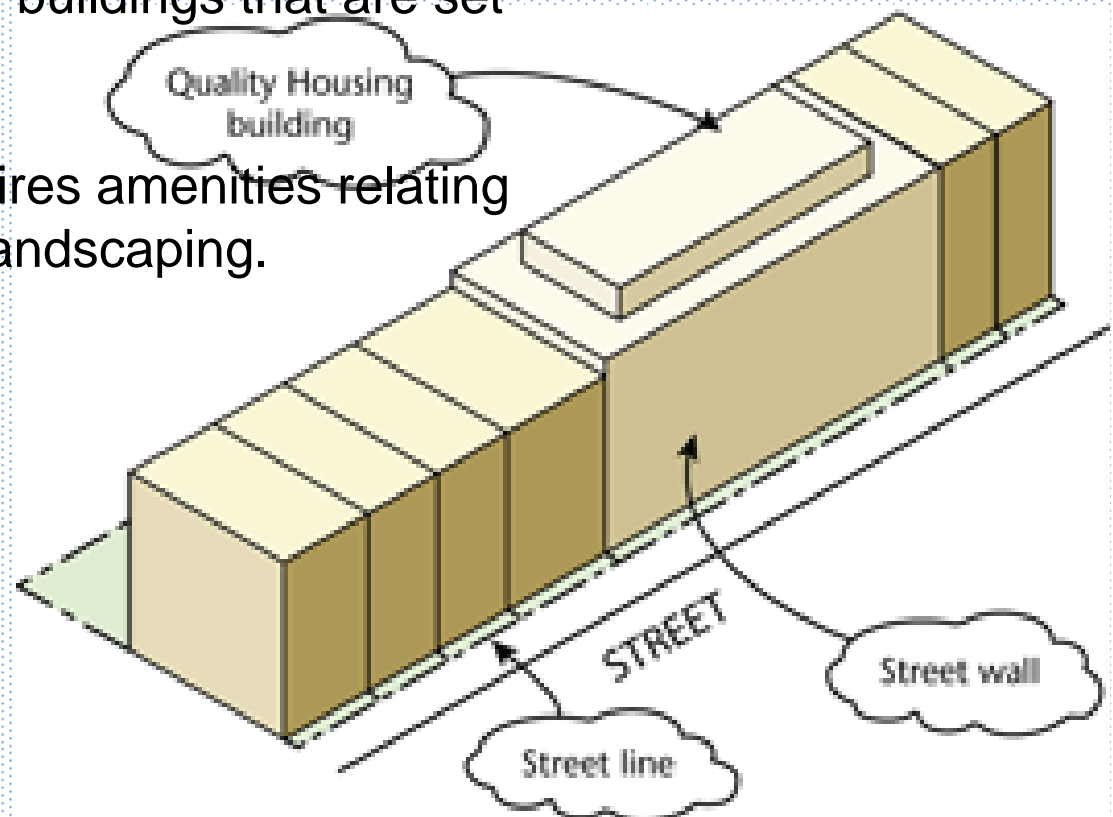
USE Sub Groups

Quality Housing Program

The Quality Housing Program, mandatory in contextual R6 through R10 residence districts and optional in non-contextual R6 through R10 districts

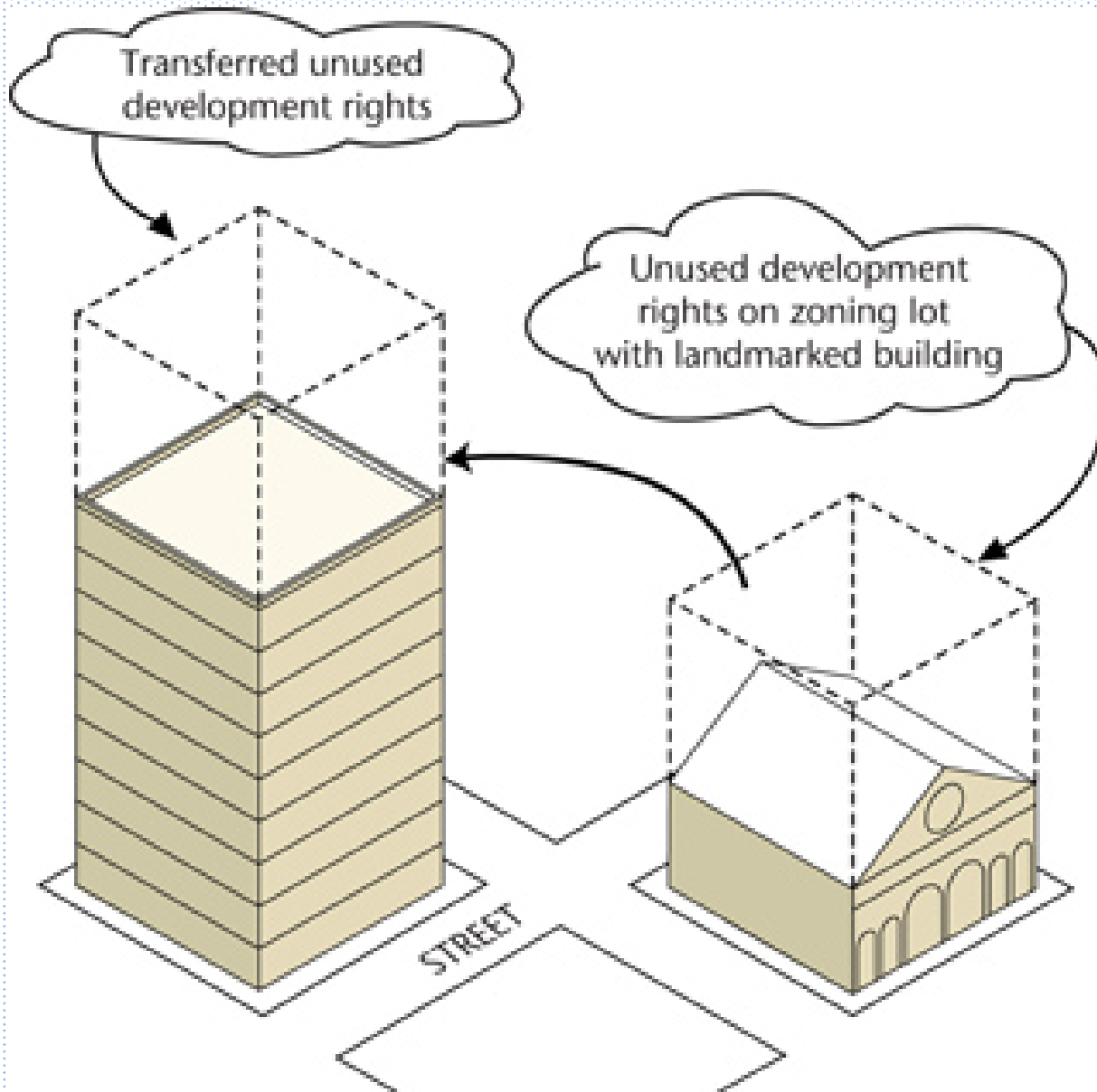
-encourages development consistent with the character of many established neighborhoods. Its bulk regulations set height limits and allow high lot coverage buildings that are set at or near the street line.

The Quality Housing Program also requires amenities relating to interior space, recreation areas and landscaping.



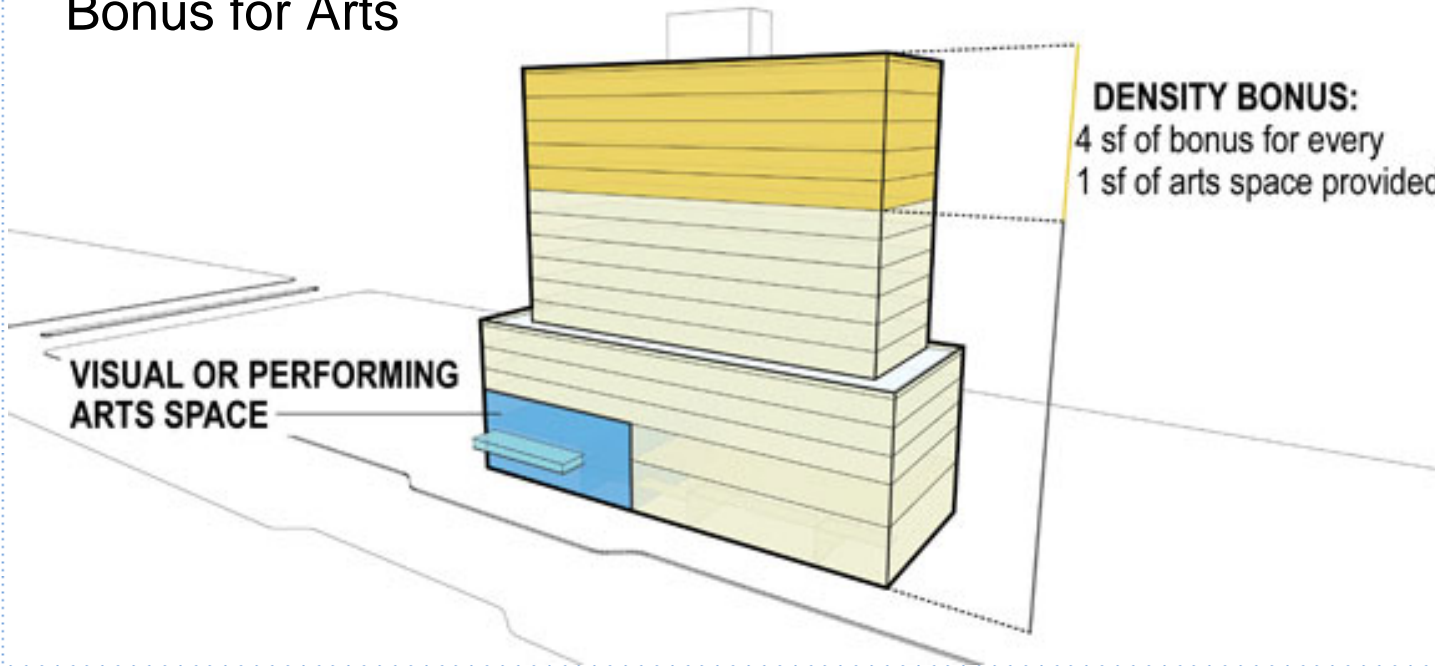
USE Sub Groups

Transfer development "Air" Rights






USE Sub Groups

Bonus for Arts

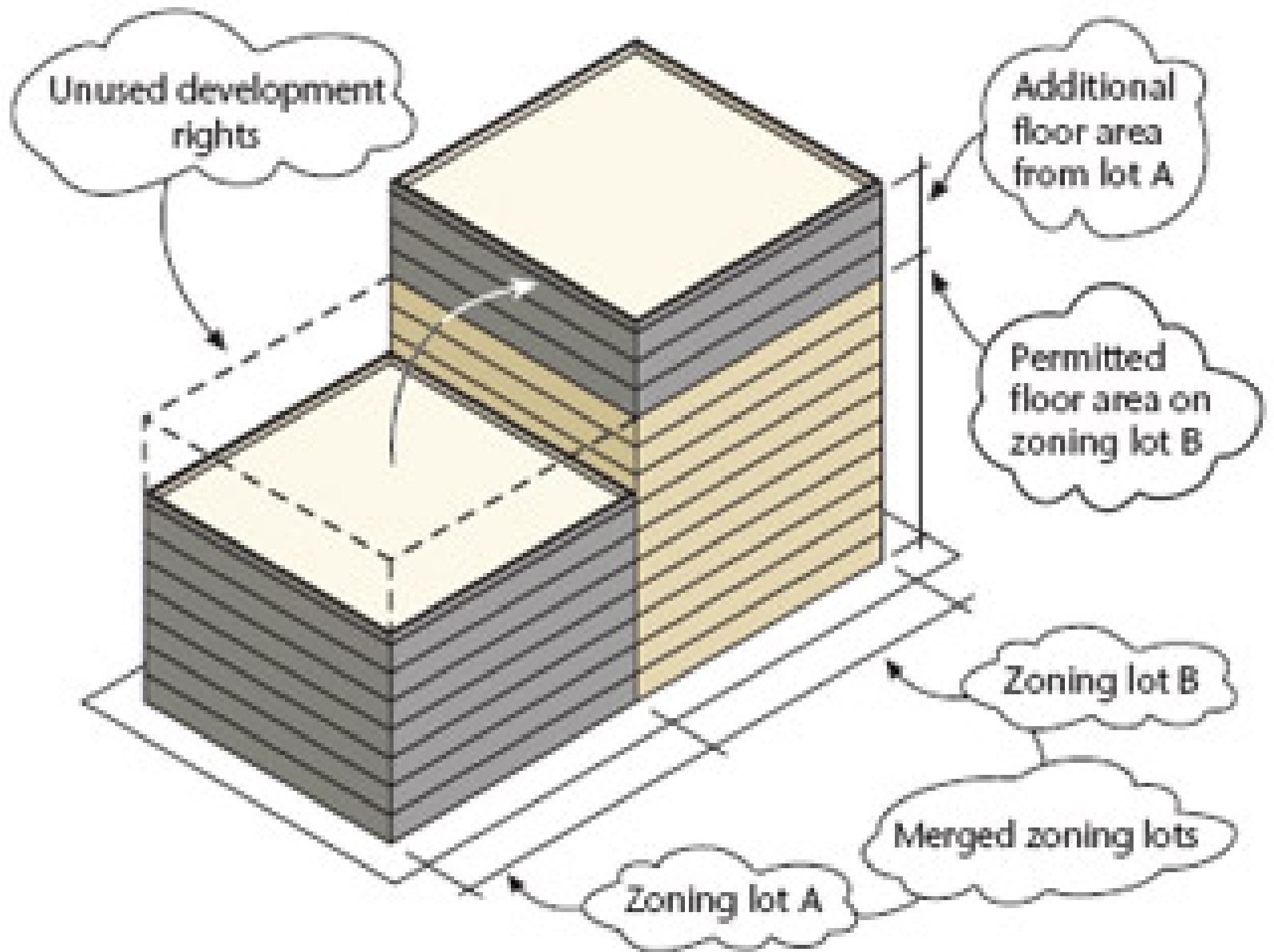


Allowed Density with Arts Bonus (FAR):

Use:	Underlying Zoning District	RESIDENTIAL			COMMERCIAL		
		Base FAR	Arts Bonus	Max. FAR	Base FAR	Arts Bonus	Max. FAR
	C4-4D	5.4	1.8	7.2	4.0	1.4	5.4
	C6-3	6.0	2.0	8.0	6.0	2.0	8.0
	C4-7	9.0	3.0	12.0	10.0	2.0	12.0

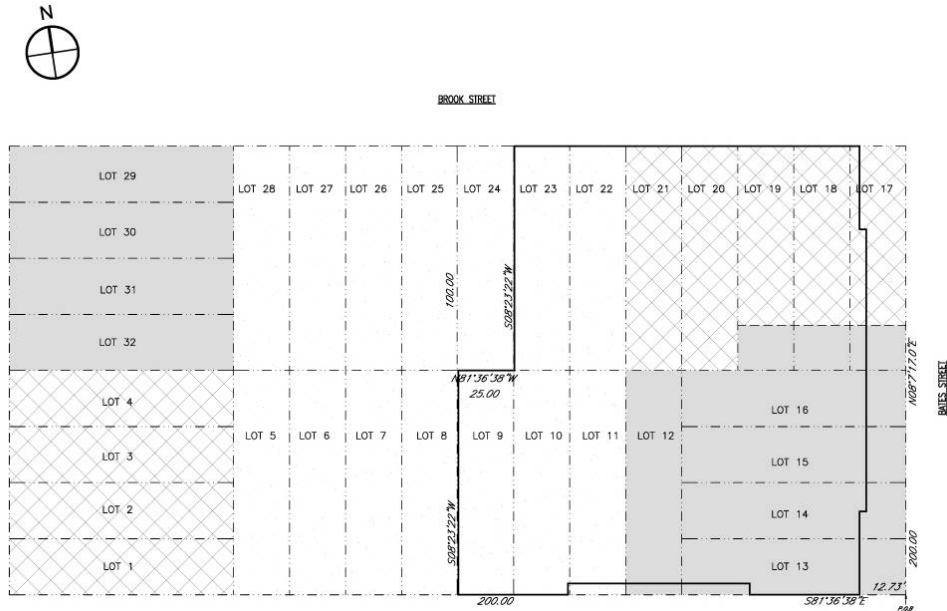
USE Sub Groups

Merge lots to build a larger building...



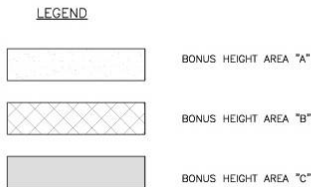
USE Sub Groups

Merge lots to build a larger building...

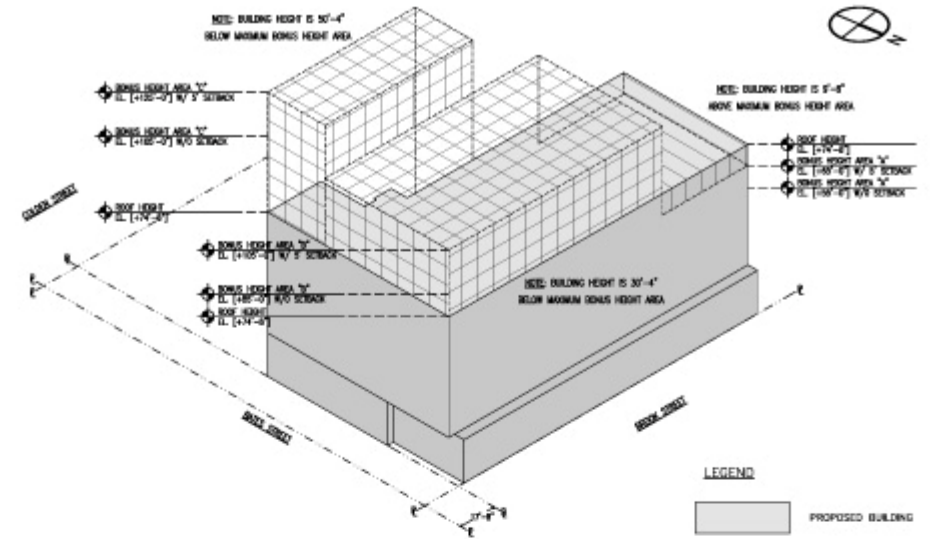


1 BONUS HEIGHT MAP
SCALE: 1/32"=1'-0"

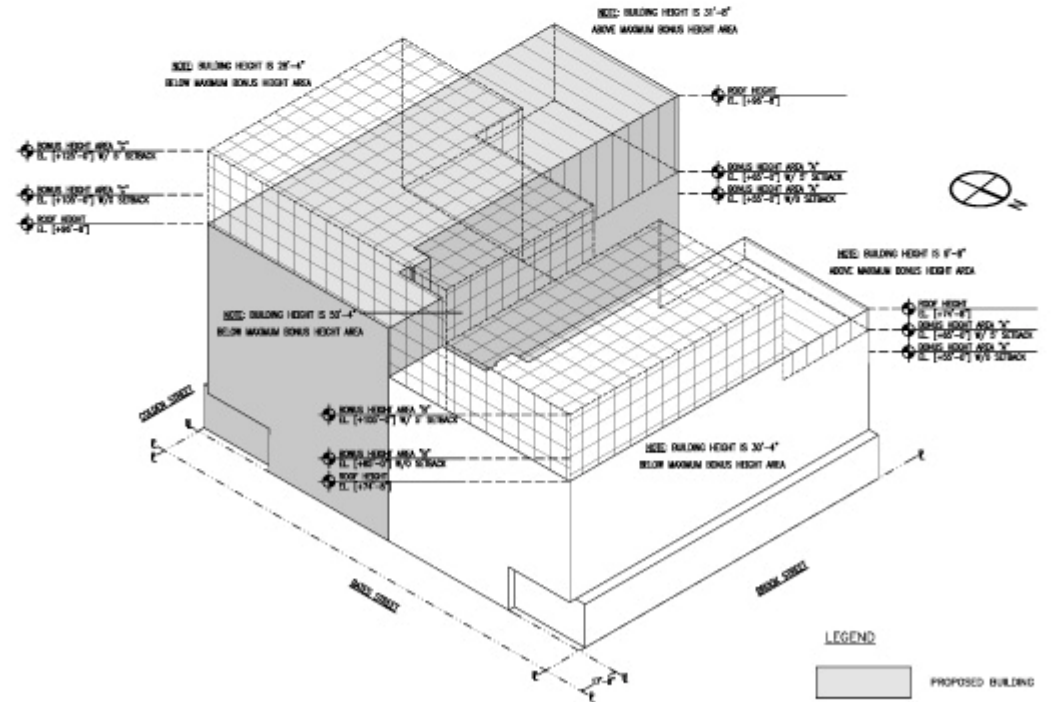
AS PER THE BATES STREET REDEVELOPMENT PLAN (MAY 24, 2006, XII.B BONUS PROVISIONS- HEIGHT BONUS AND MAP 3: BONUS HEIGHT MAP



A. 5 + 1 P = 6TH FLOOR



2 BONUS HEIGHT DIAGRAM - PHASE 1
SCALE: 1/32"=1'-0"



3 BONUS HEIGHT DIAGRAM - PHASE 2
SCALE: 1/32"=1'-0"

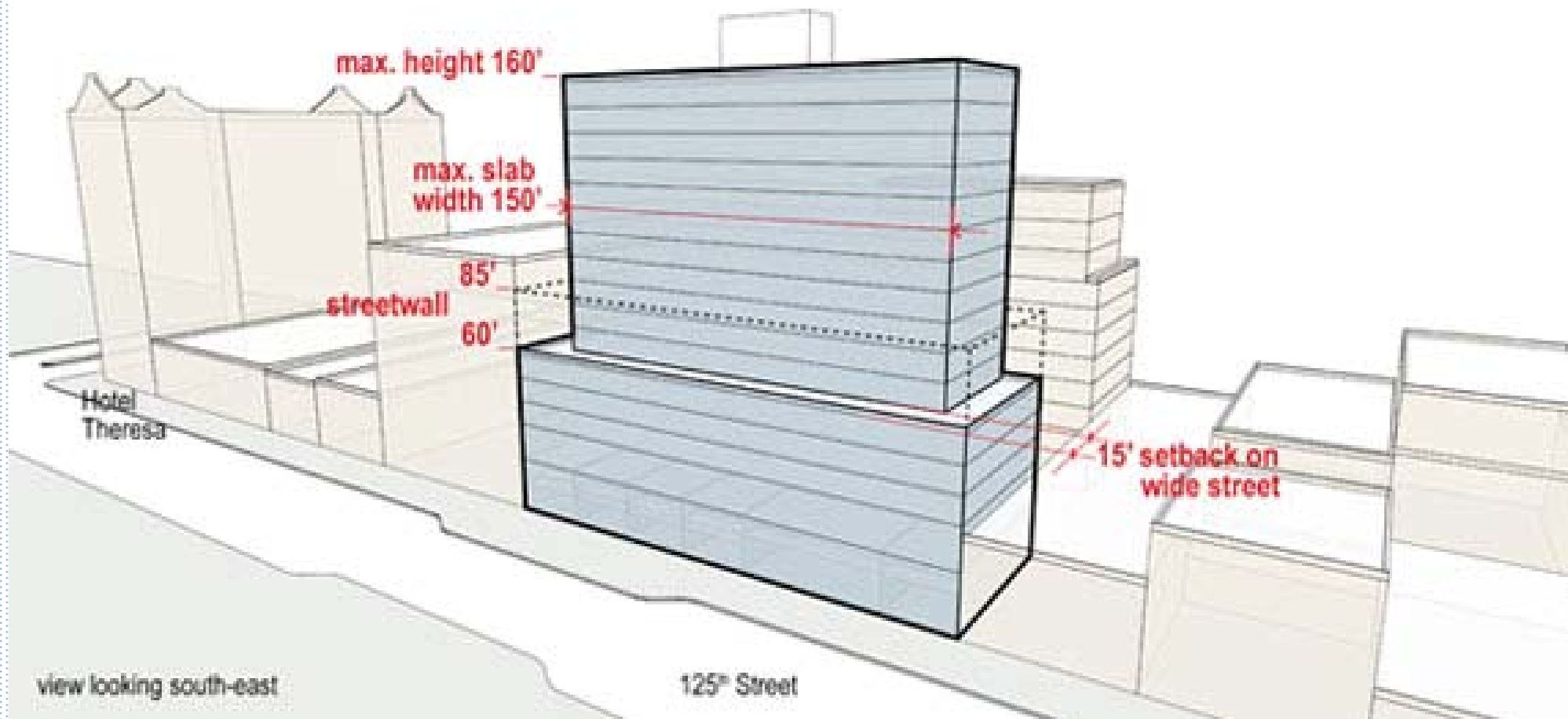
USE Sub Groups

125th Street : Zoning Proposal : Building Form

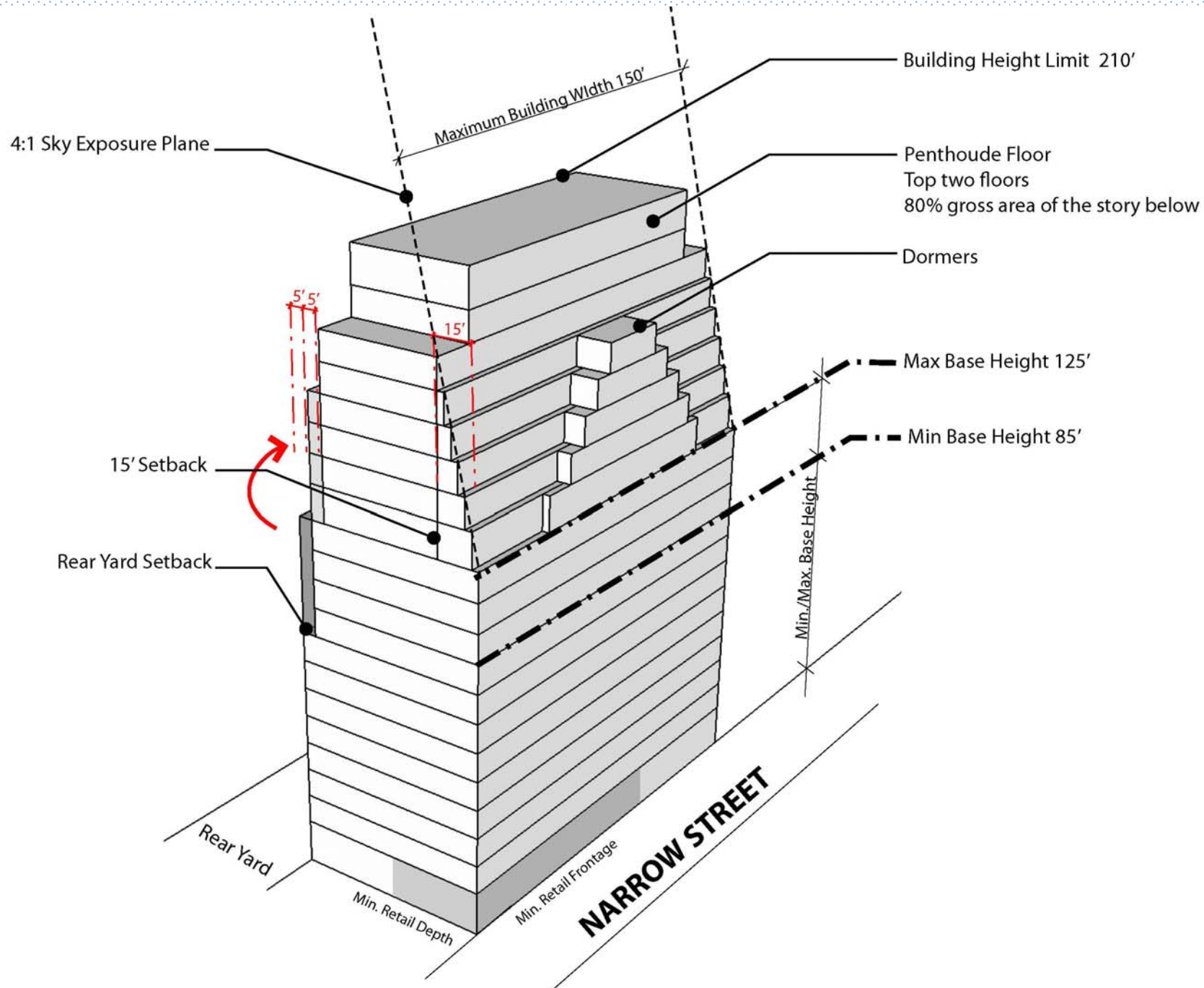
C6-3 DISTRICT

Special Urban Design Controls

max. FAR: 8.0



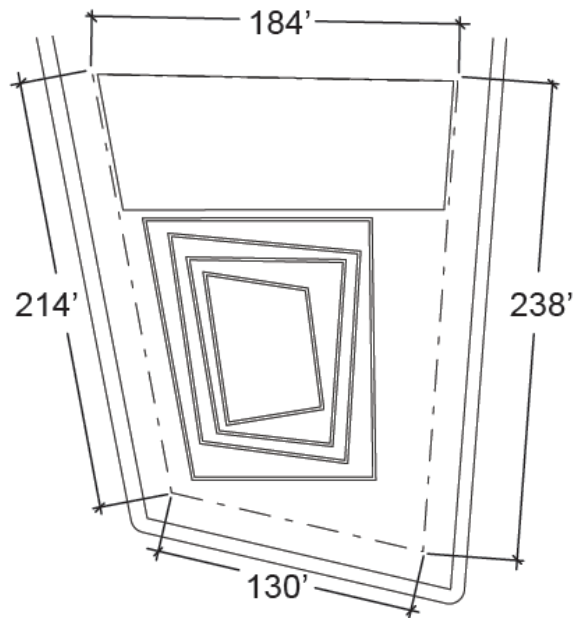
USE Sub Groups



Zoning Diagrams

1. Dimensioned Zoning Lot

Lot or Zoning Lot : A Lot or a Zoning Lot is a tract of land comprising a single tax lot or two or more adjacent tax lots within a block.



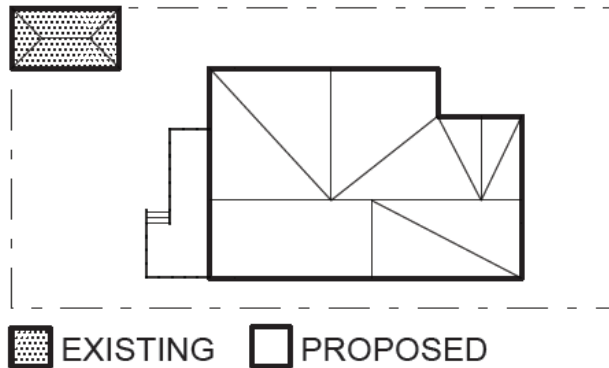
Dimensions are to be taken perpendicular to the lot line and notated. Demonstrate residential lot width compliance as per ZR 23-32.

Zoning Diagrams

2. *Building Footprint and/or Building Segments*

Building : A building is a structure that has one or more floors and a roof, is permanently affixed to the land and is bounded by either open areas or the lot lines of a zoning lot.

Building Segment : A building segment is a portion of a building where such building consists of two or more contiguous portions, each comprised of one or more dwelling units having a separate residential entrance or entrances serving only those dwelling units with such portion.

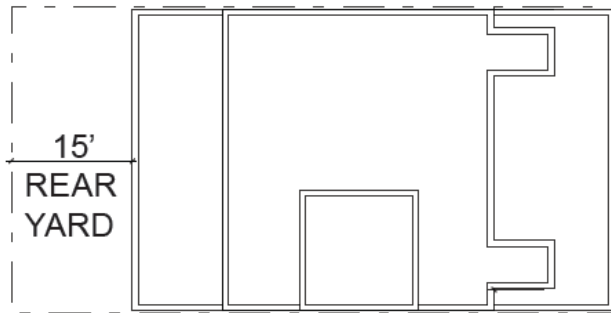


Building Footprints and *Segments* are to be easily identifiable and labeled as either existing or proposed in the Legend.

Zoning Diagrams

3. Yards

Yard : A yard is a required open area along the lot lines of a zoning lot which must be unobstructed from the lowest level to the sky, except for certain permitted obstructions.



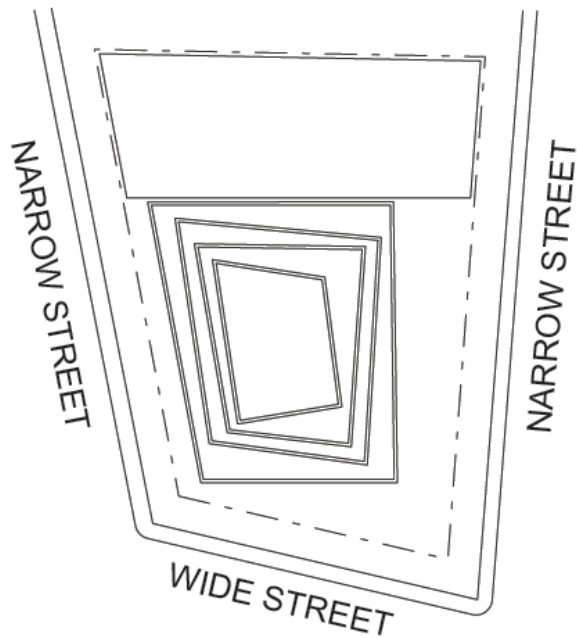
Yards are to be easily identifiable, either by dimensions or hatch, and cited with the appropriate ZR Section.

Zoning Diagrams

4. Wide and Narrow Streets

Wide Street : A street that is 75 feet or more in width. Certain bulk regulations applicable to wide streets are also applicable to developments on intersecting streets within 100 feet of a wide street.

Narrow Street : A street that is less than 75 feet wide.



Street Widths are to be labeled.

Zoning Diagrams

5. Zoning District(s), Overlays and Special Districts

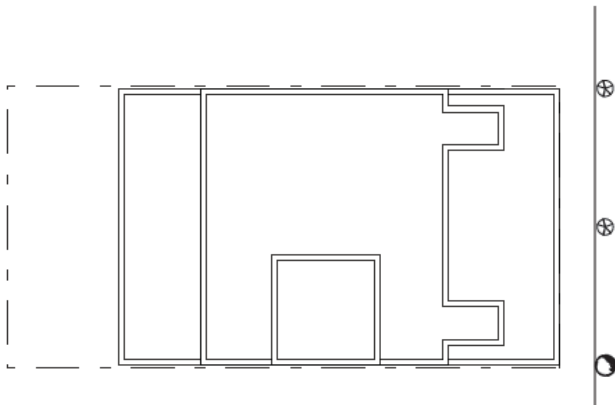
Zoning Districts : A zoning district is a mapped residential, commercial or manufacturing district with similar use, bulk and density regulations.

C1-6A

RESIDENTIAL DISTRICT EQUIVALENT
R7A QUALITY HOUSING PROGRAM

Zoning Districts are to be labeled, including any Overlays and Special Districts.

6. Street Trees



Street Trees are to be illustrated in the Plan Diagram, with the appropriate ZR Section citation.

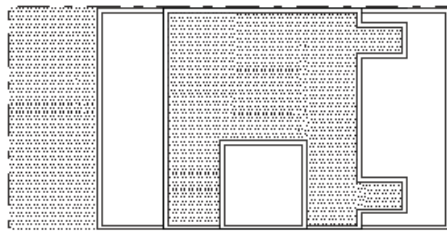
Zoning Diagrams

7. Open Space / Plaza / Arcades

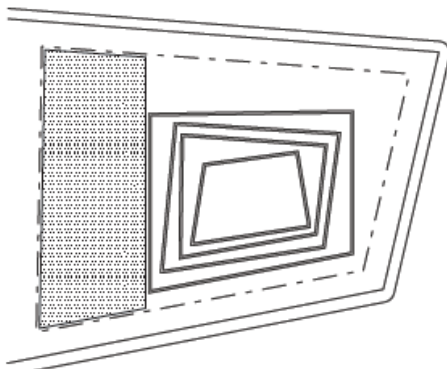
Open Space : Open Space is the part of a residential zoning lot (which may include courts and yards) that is open and unobstructed from its lowest level to the sky, except for specific permitted obstructions, and accessible to and usable by all persons occupying dwelling units on the zoning lot. Depending upon the district, the amount of required open space is determined by the open space ratio, minimum yard regulations or by maximum lot coverage.

Plaza : A plaza is an open area adjacent to a building and accessible to the public. It must generally be at the level of the sidewalk it adjoins and be unobstructed to the sky except for seating and other permitted obstructions. In certain high-density zoning districts, a floor area bonus is available for provision of a residential or urban plaza.

Arcades : An arcade is a continuous covered space that opens onto a street or a plaza. It is unobstructed to a height of not less than 12 feet, and must be accessible to the public at all times.

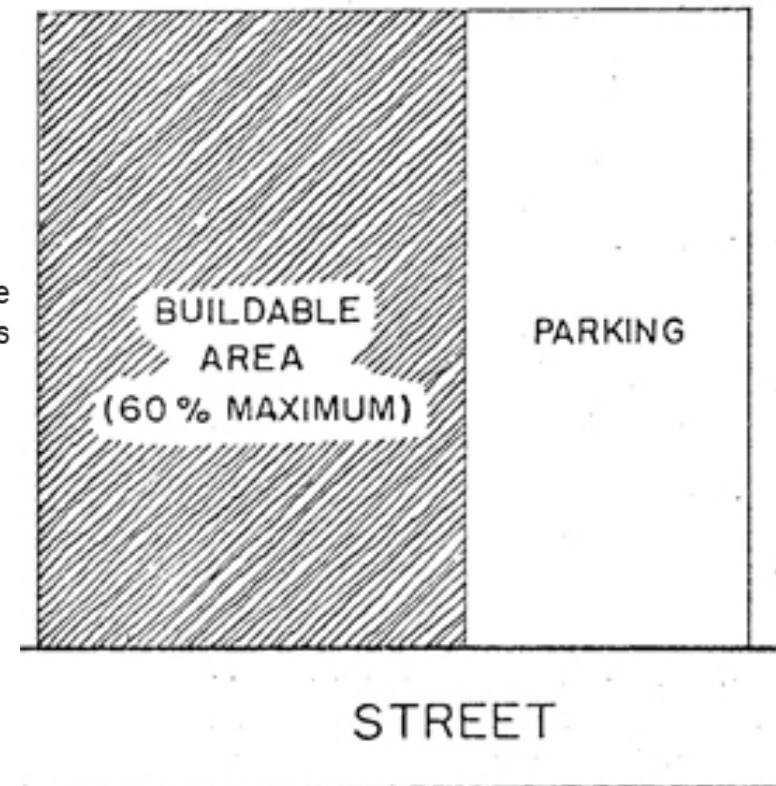


OPEN SPACE



URBAN PLAZA

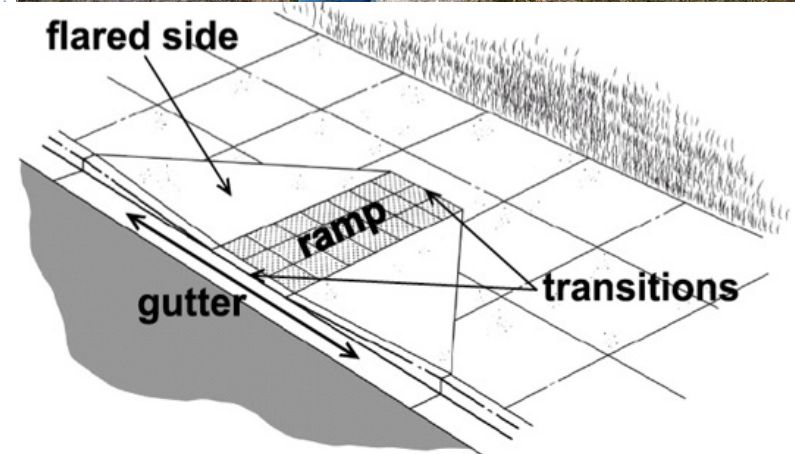
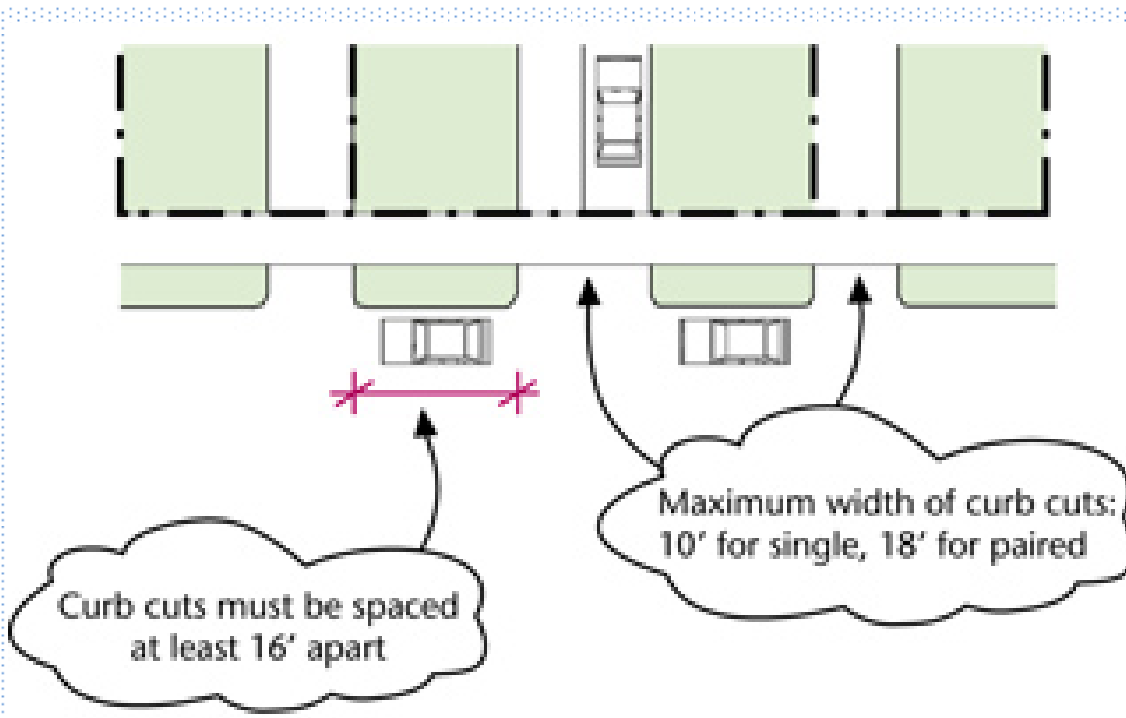
Open Space, Plazas and Arcades are to be easily identifiable, either by dimensions and labels or hatch, and defined in the Legend.



Zoning Diagrams

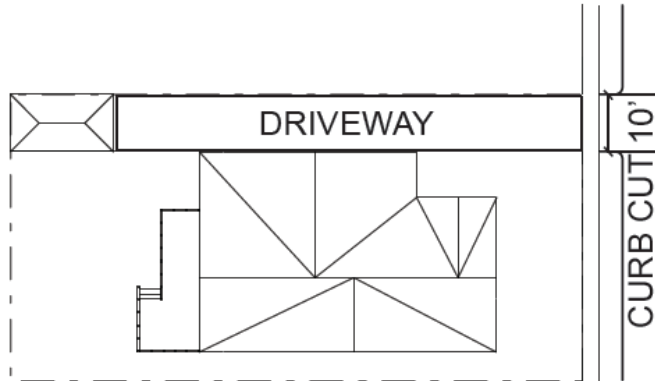
8. Curb Cuts / Splays / Curbs

Curb Cut : A curb cut is an inclined cut in the edge of a sidewalk to permit vehicular access to a driveway, garage, parking lot or loading dock. In lower- and medium-density residential districts, the maximum width for a curb cut is 10 feet; 15 feet for paired curb cuts. There must be a minimum width of 16 feet between curb cuts to ensure adequate curbside parking. See Diagram in #9 below.



Zoning Diagrams

9. Designated Parking Area (Driveway, Parking Areas, etc.)

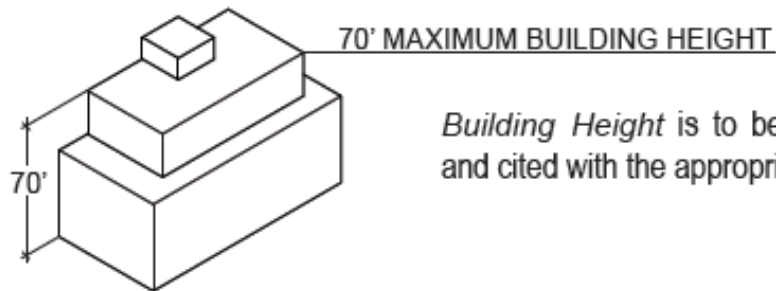


Curb Cuts and Designated Parking Areas are to be illustrated and labeled in the Plan Diagram. Additionally, Parking Areas are to be notated as either attended or unattended.

Zoning Diagrams - Axon

1. Dimensioned *Building Height*

Building Height : The height of a building is measured from the curb level or base plane to the roof of the building (except for permitted obstructions).

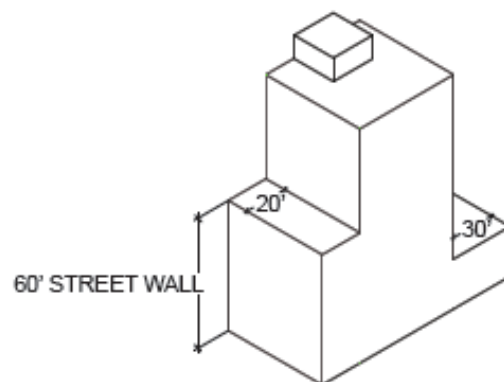


Building Height is to be dimensioned, labeled, and cited with the appropriate ZR Section.

2. Dimensioned *Street Wall Heights and Setbacks*

Street Wall : A street wall is a wall or portion of a wall of a building facing a street.

Setback : A setback is the portion of a building that is set back above the base height (or street wall or perimeter wall) before the total height of the building is achieved. The position of a building setback in height factor districts is controlled by sky exposure planes, and in contextual districts, by specified distances from street walls.



Street Walls and Setbacks are to be dimensioned, labeled, and cited with the appropriate ZR Section.

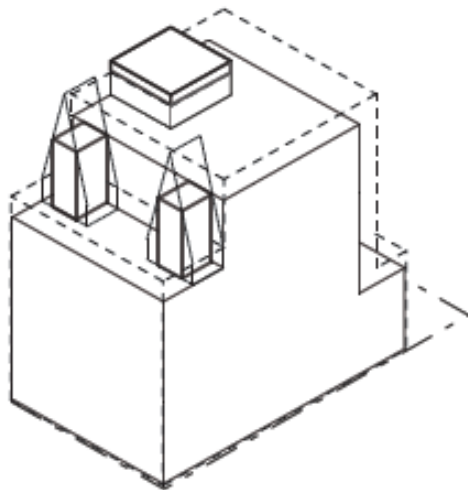
Zoning Diagrams - Axon

3. Permitted Obstructions

Permitted Obstruction : A permitted obstruction is a structure or object, such as a balcony, trellis, air conditioner, gutter or fence, that may be located within required open space or yards on a zoning lot, as specified in the Zoning Resolution. Certain structures on a roof, such as elevator bulkheads, water towers or parapets no higher than four feet are permitted obstructions and allowed to penetrate a height limit, setback area or sky exposure plane. See Diagram in #4 below.

4. Maximum Building Envelope

Building Envelope : A building envelope is the maximum three-dimensional space on a zoning lot within which a structure can be built, as permitted by applicable height, setback and yard controls.

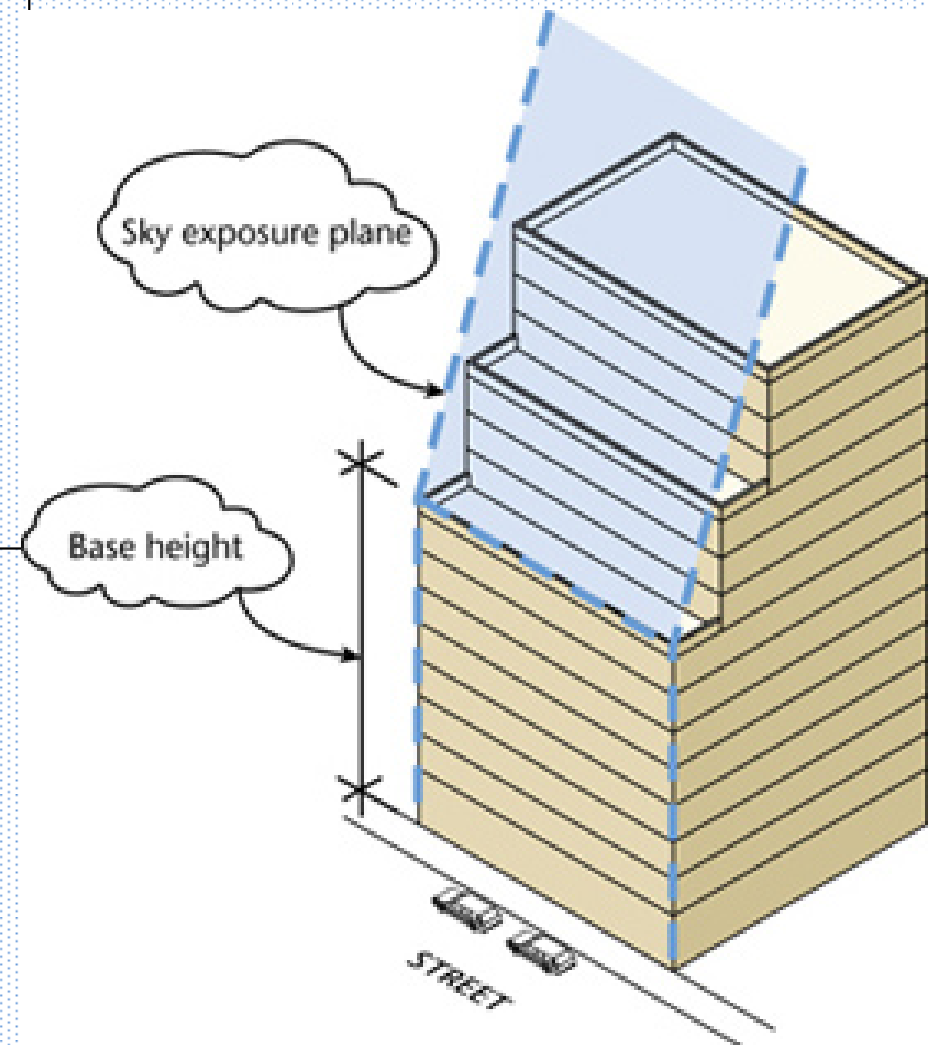
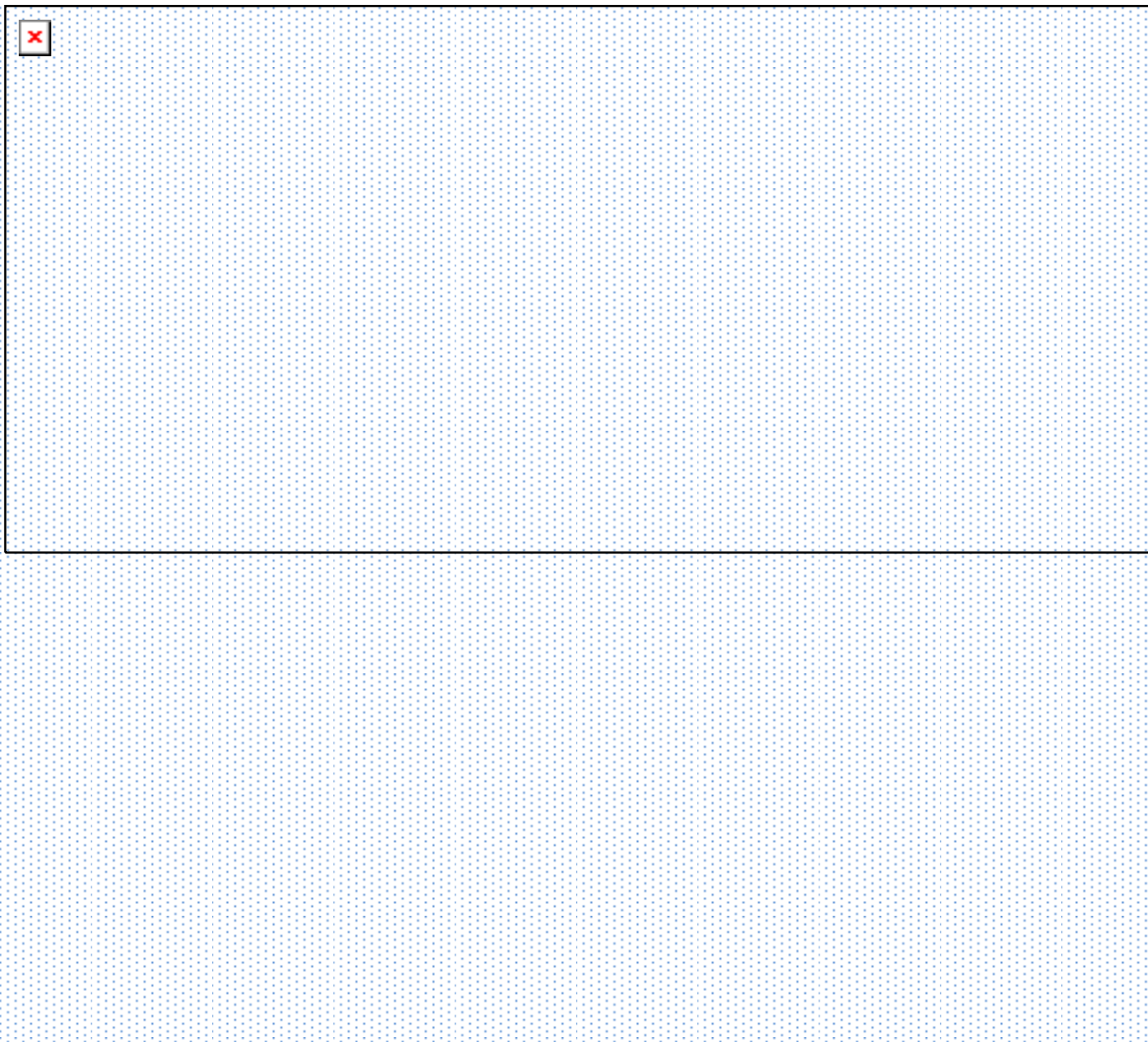


Maximum Building Envelope may be shown to better illustrate the overall building bulk. It is required to be shown where a *Permitted Obstruction* penetrates the *Maximum Building Envelope*. The appropriate ZR Section is to be cited.

Zoning Diagrams - Axon

5. Sky Exposure Plane

Sky Exposure Plane : A sky exposure plane is a virtual sloping plane that begins at a specified height and rises inward over the zoning lot at a ratio of vertical distance to horizontal distance set forth in district regulations. It is designed to provide light and air at street level, primarily in medium- and higher-density districts, and must not be penetrated by the building (except for permitted obstructions).

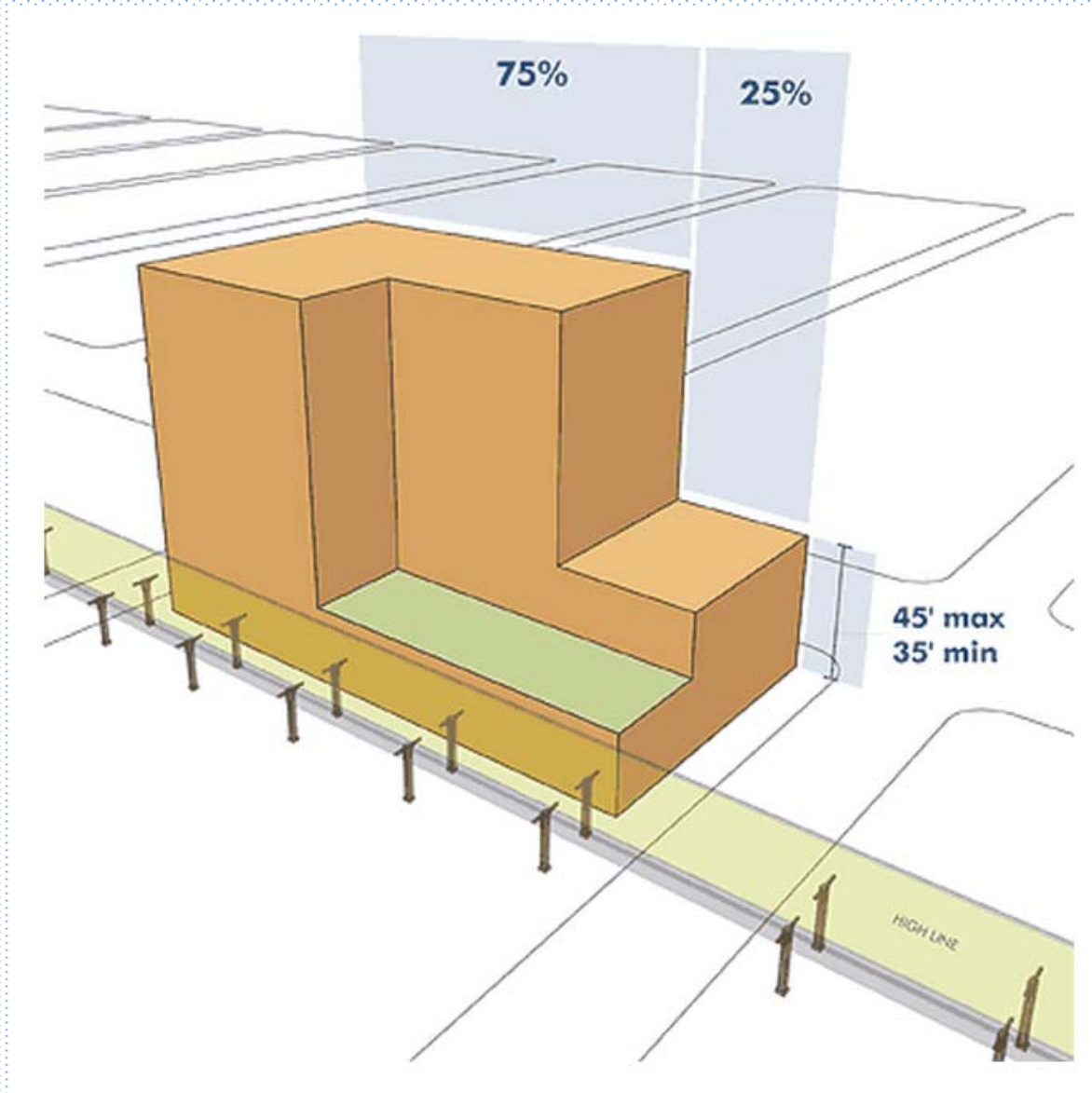


Zoning Special District

Tenth Avenue Building Frontages

Consistent with the existing built character of walk-up apartment buildings and high streetwall loft buildings, bulk controls along Tenth Avenue would mandate a mix of low and high streetwalls and would help preserve light, air, and views for the High Line open space.

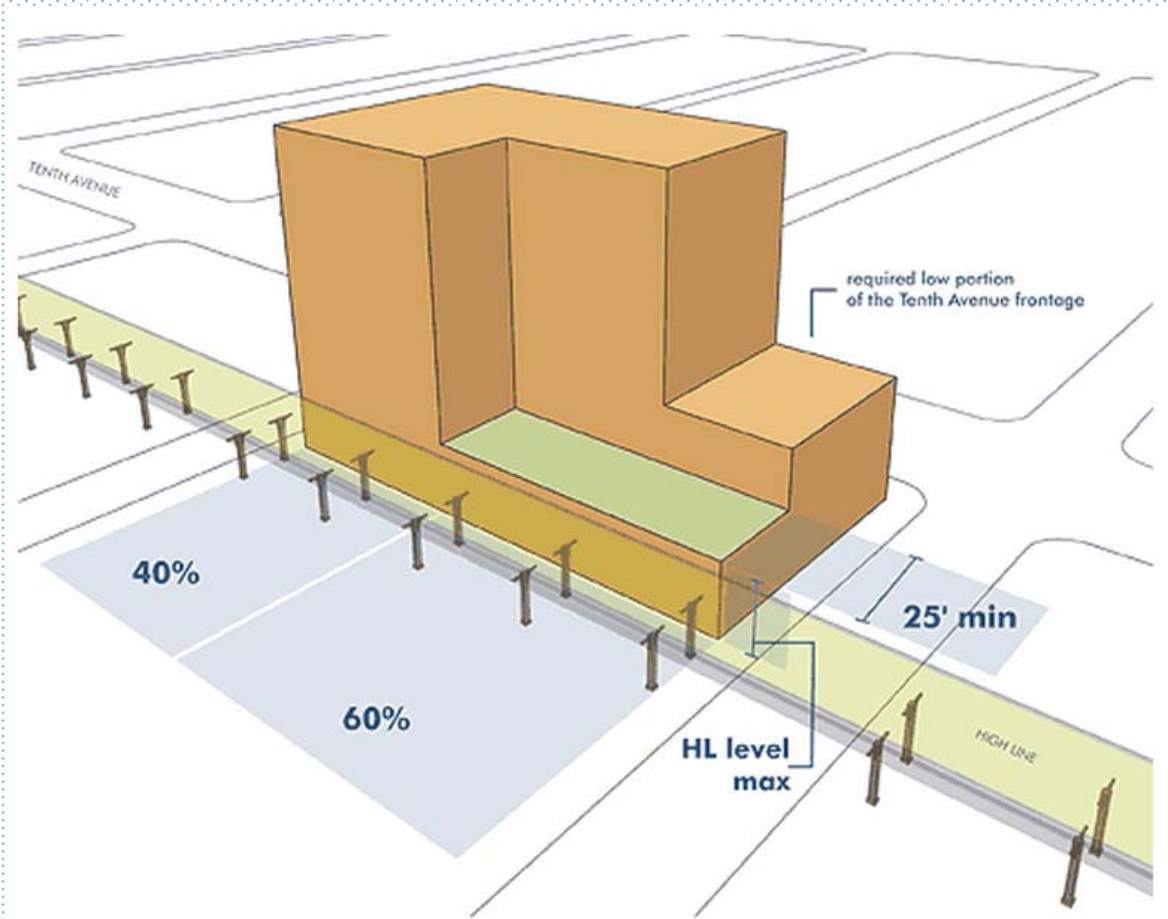
Under these frontage regulations, the street wall of a building along Tenth Avenue could rise to between 35 feet and 45 feet in height for 25% of its Tenth Avenue frontage. This lowered streetwall would be required to be located at a street intersection. The remaining 75% of the street wall could rise to the maximum allowable building height.



Zoning Special District

High Line Building Frontages

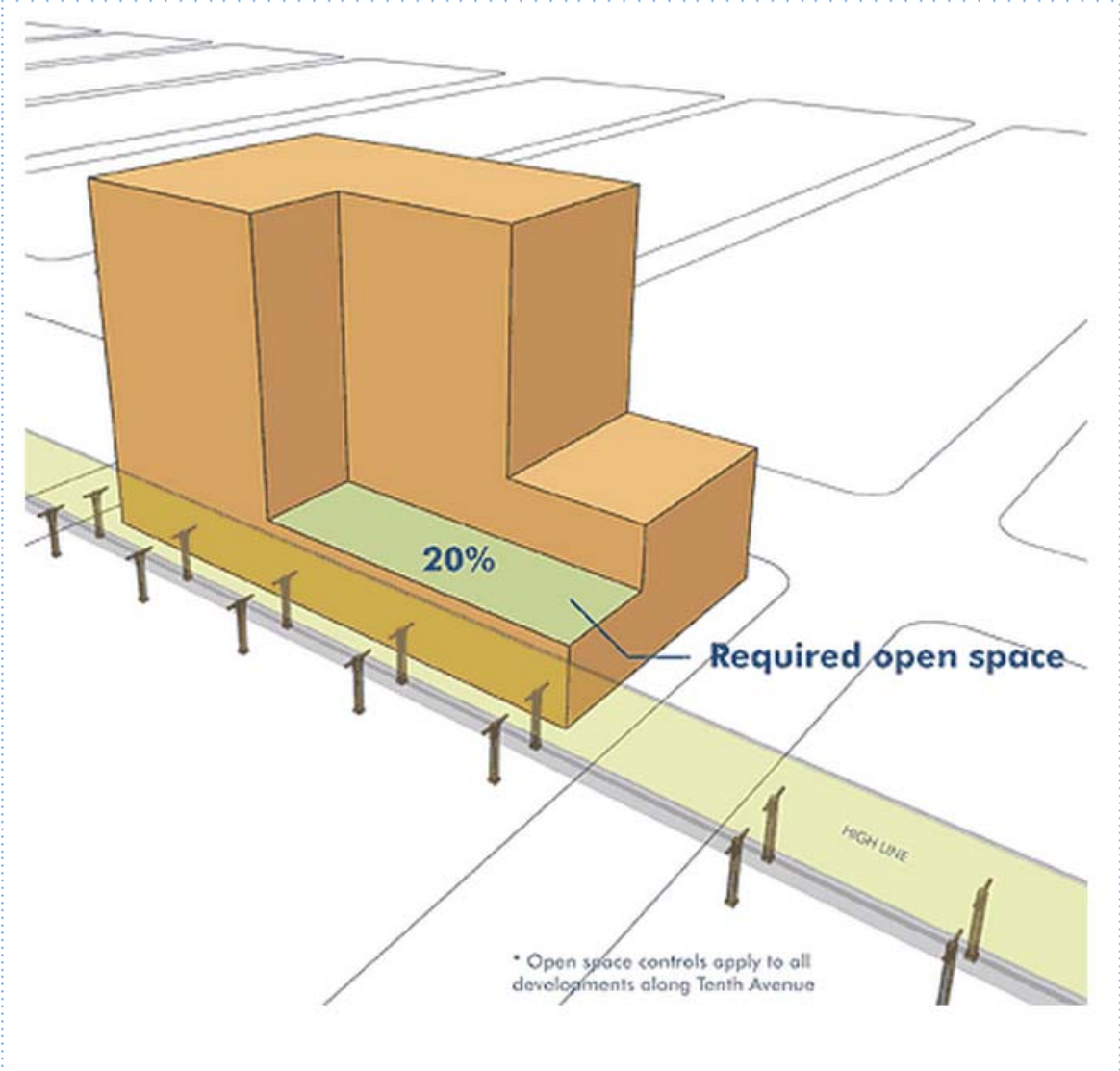
To create a varied experience along the length of the High Line open space, portions of buildings would be required to set back from the High Line while other portions of buildings would be permitted to rise directly adjacent to, and connect with, the High Line. A maximum of 40% of a building's High Line frontage would be permitted to rise to the maximum allowable building height directly adjacent to the High Line structure. The remaining 60% (minimum) of a building's High Line frontage would be permitted to rise no higher than the level of the High Line before setting back a minimum of 25 feet.



Zoning Special District

High Line Adjacency Controls: Required Open Space

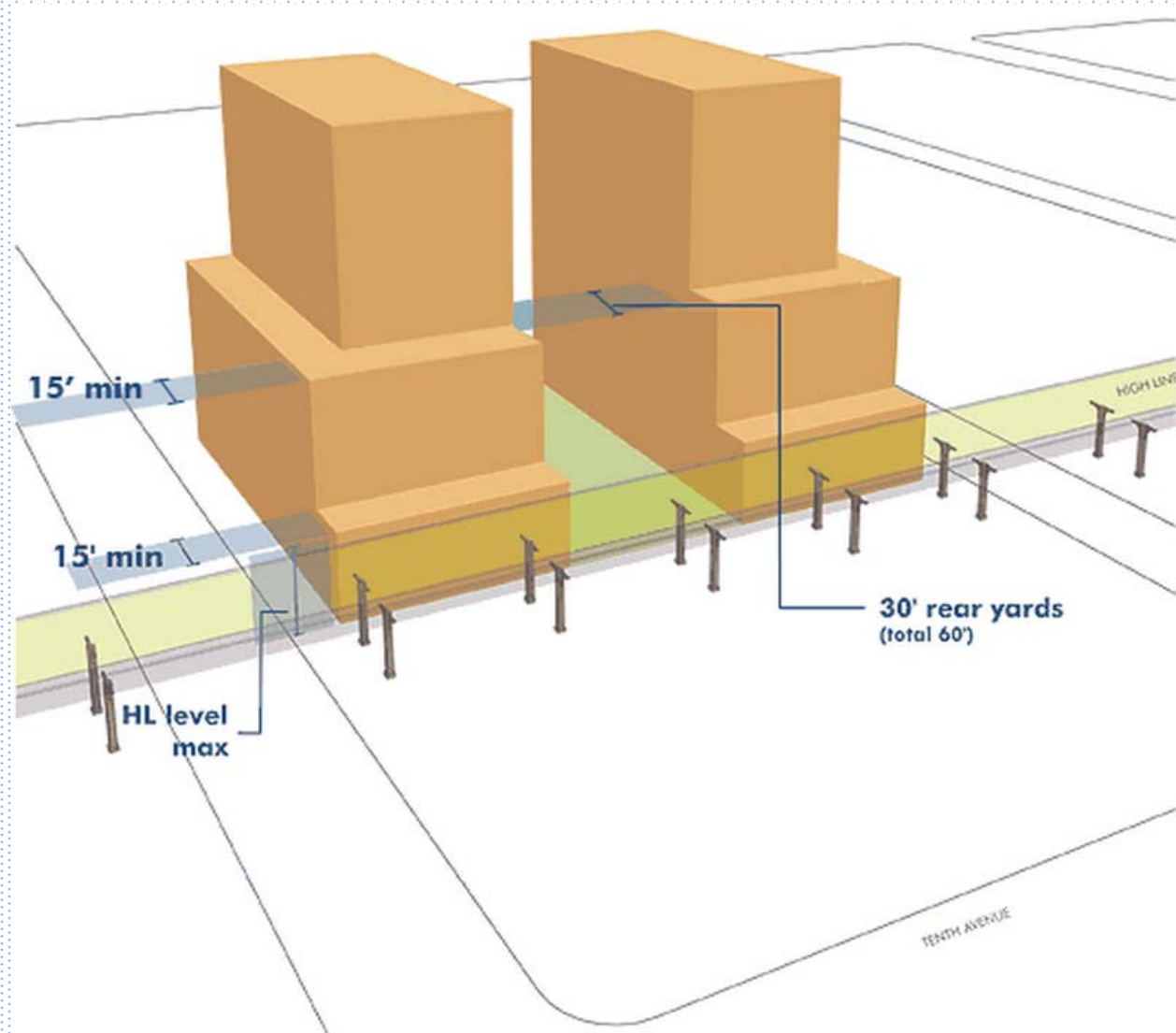
A minimum of 20% of the lot area would be required to be reserved as landscaped open space. To provide a visual extension of the High Line, the required open space would be located adjacent to and at a height not to exceed the level of the High Line. The required open space could not front on Tenth Avenue and could be used as a public or private space.



Zoning Special District

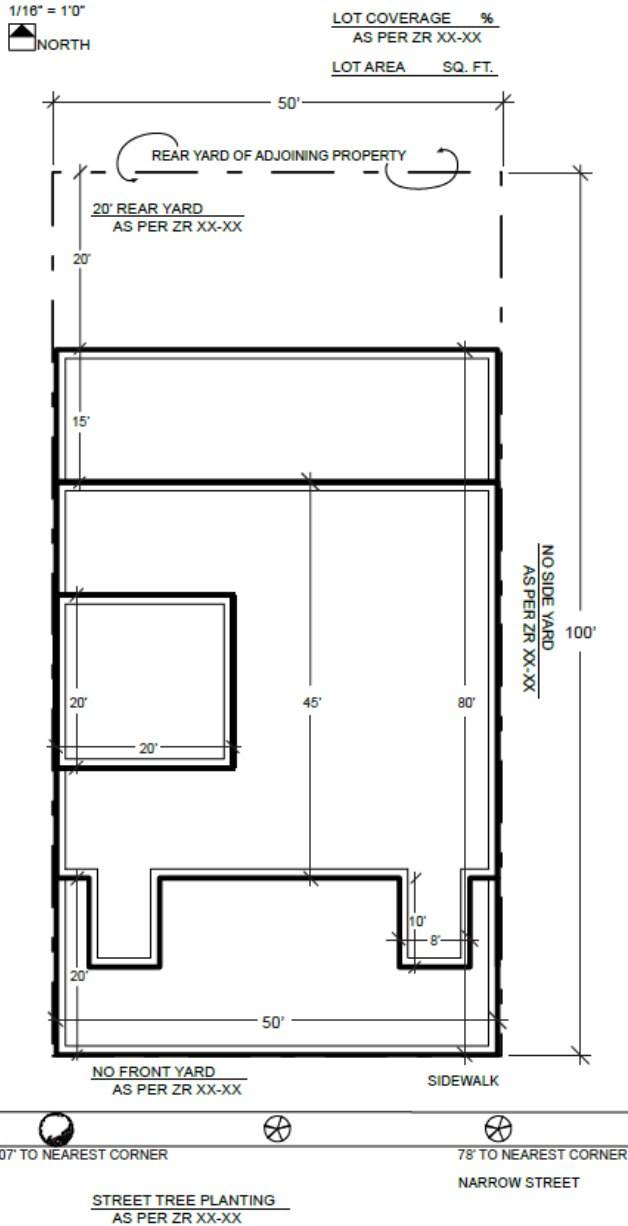
High Line Adjacency Controls: West Side of the High Line

Within 15 feet of the west side of the High Line structure, buildings could rise no higher than the level of the High Line. For lots that occupy more than 60 feet of narrow street frontage, an additional 15 foot setback would be required at the base height.



Sample Drawing

SITE PLAN DIAGRAM



LEGEND

C1-6A
RESIDENTIAL DISTRICT EQUIVALENT
R7A QUALITY HOUSING PROGRAM

- PROPOSED BUILDING
- ZONING LOT LINE
- PERMITTED OBSTRUCTION
- MAXIMUM BUILDING ENVELOPE
- MAXIMUM DORMER ENVELOPE
- EXISTING TREE
- PROPOSED TREE

AXONOMETRIC DIAGRAM

NOT TO SCALE

REQUIRED SETBACKS

FRONT : AS PER ZR XX-XX
REAR : AS PER ZR XX-XX
SIDE : AS PER ZR XX-XX

PERMITTED OBSTRUCTIONS

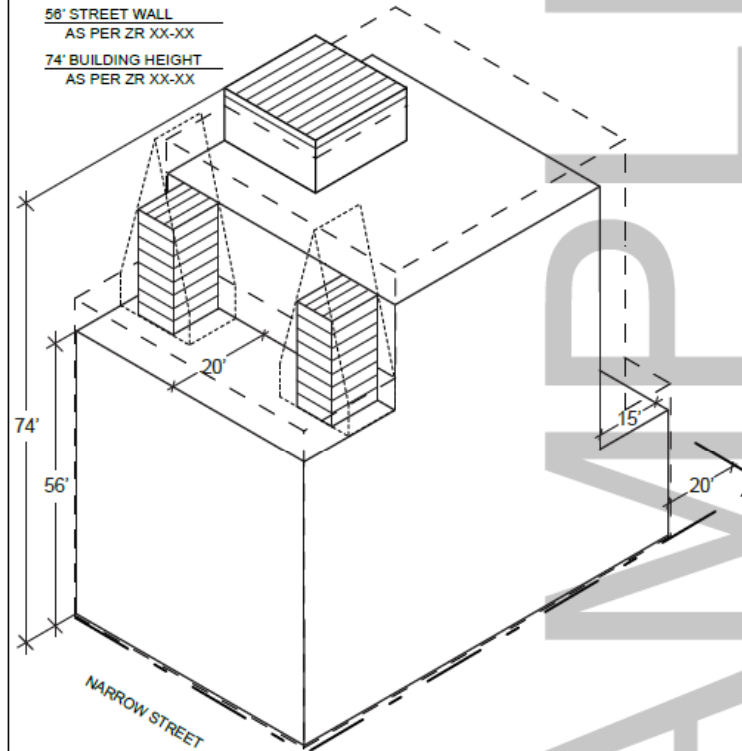
AS PER ZR XX-XX
AS PER ZR XX-XX

58' STREET WALL

AS PER ZR XX-XX

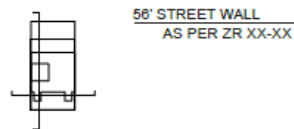
74' BUILDING HEIGHT

AS PER ZR XX-XX

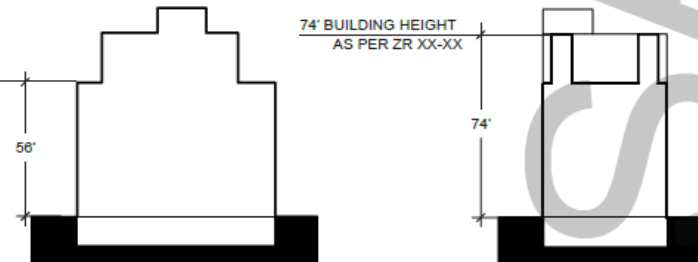


SECTION DIAGRAM

NOT TO SCALE



74' BUILDING HEIGHT
AS PER ZR XX-XX



NYC
Buildings

ZD1 Zoning Diagram

Must be typewritten.

Orient and affix BIS
job number label here

Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.

Yes No

Location Information

House No(s) _____
Street Name _____

Borough _____
Block _____
Lot _____
BIN _____

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently made a false statement or to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department.

NAME (PLEASE PRINT)

SIGNATURE _____ DATE _____

PER A SEAL (APPLY SEAL, SIGN AND DATE OVER SEAL)

Internal Use Only

BIS Doc # _____

PLAN EXAMINERS SIGN AND DATE

Sample Drawing

SITE PLAN DIAGRAM

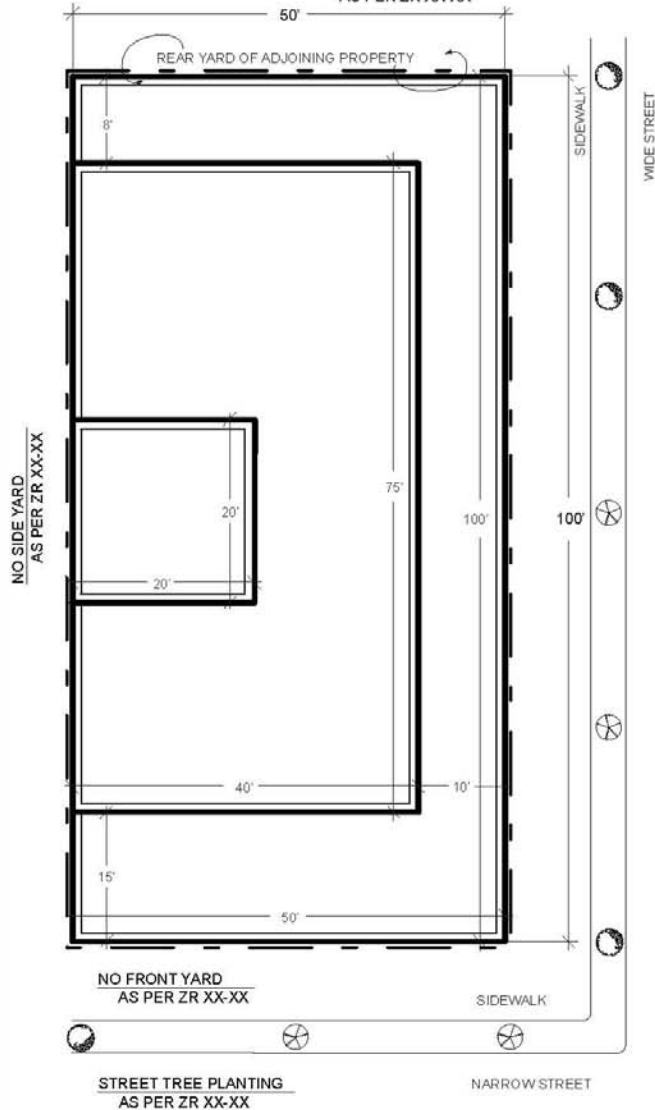
1/16" = 10'



LOT COVERAGE %
AS PER ZR XX-XX

LOT AREA SQ. FT.

NO REAR YARD
AS PER ZR XX-XX



LEGEND

C4-2A

RESIDENTIAL DISTRICT EQUIVALENT
CONTEXTUAL DISTRICT
R6A QUALITY HOUSING PROGRAM



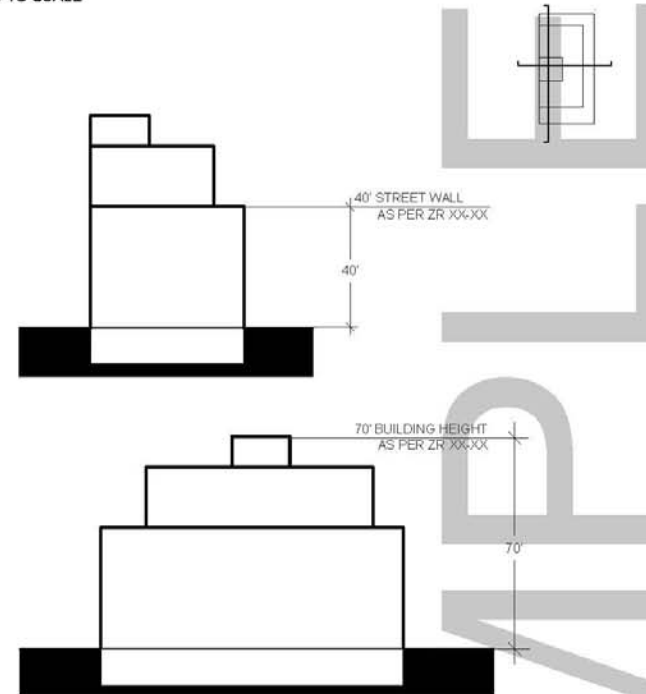
PROPOSED BUILDING
ZONING LOT LINE



EXISTING TREE
PROPOSED TREE

SECTION DIAGRAMS

NOT TO SCALE



AXONOMETRIC DIAGRAM

NOT TO SCALE

REQUIRED SETBACKS

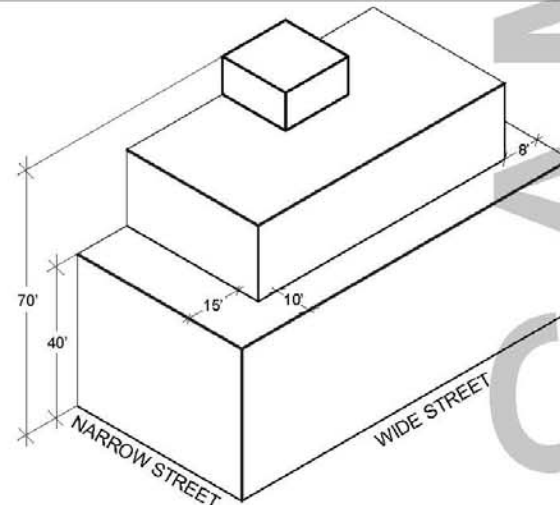
FRONT : AS PER ZR XX-XX

REAR : AS PER ZR XX-XX

SIDE : AS PER ZR XX-XX

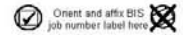
40' STREET WALL
AS PER ZR XX-XX

70' BUILDING HEIGHT
AS PER ZR XX-XX



NYC
Buildings

ZD1 Zoning Diagram
Must be typewritten.



Submitted to resolve objections stated
in a notice of intent to revoke issued
pursuant to rule 101-15.

Yes No

Location Information

House No(s) _____

Street Name _____

Borough _____

Block _____

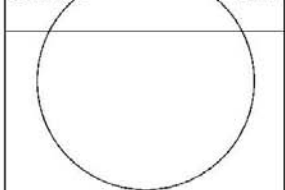
Lot _____

BIN _____

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NAME (PLEASE PRINT) _____

SIGNATURE _____ DATE _____



P.E.R.A. SEAL (APPLY SEAL SIGN AND DATE OVER SEAL)

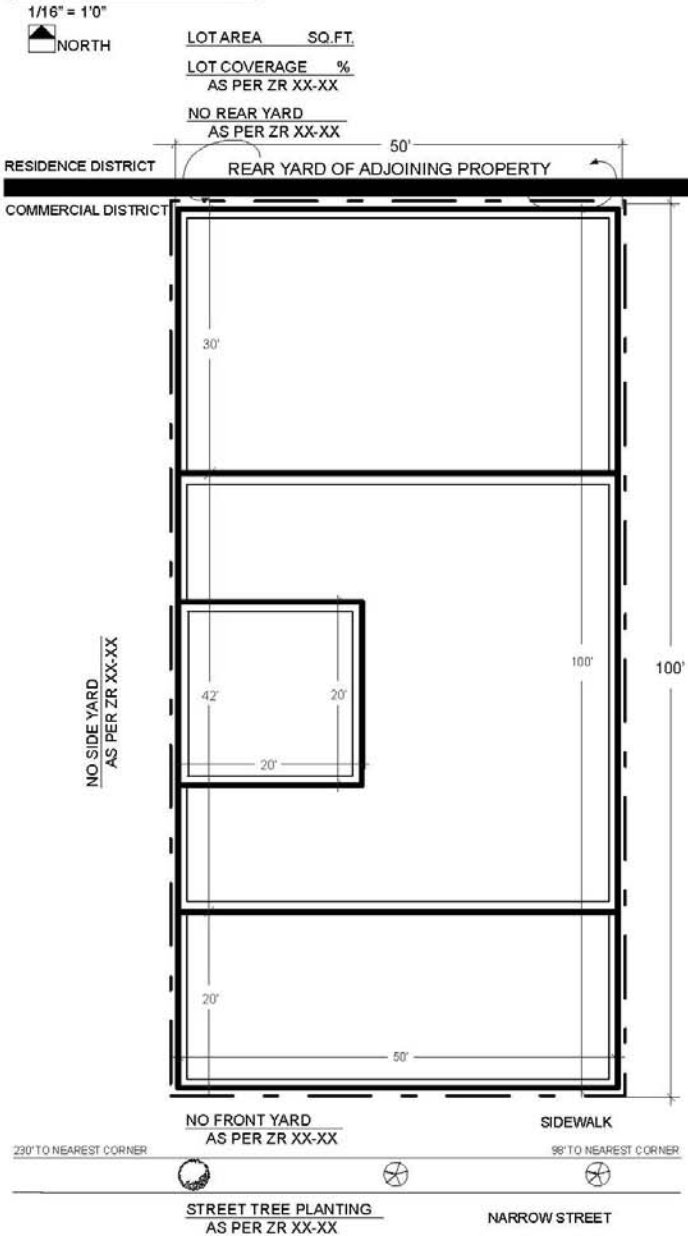
Internal Use Only

BIS Doc # _____

PLAN EXAMINERS SIGN AND DATE
ISSUANCE 7/09

Sample Drawing

SITE PLAN DIAGRAM



LEGEND

C4-4
RESIDENTIAL DISTRICT EQUIVALENT R7

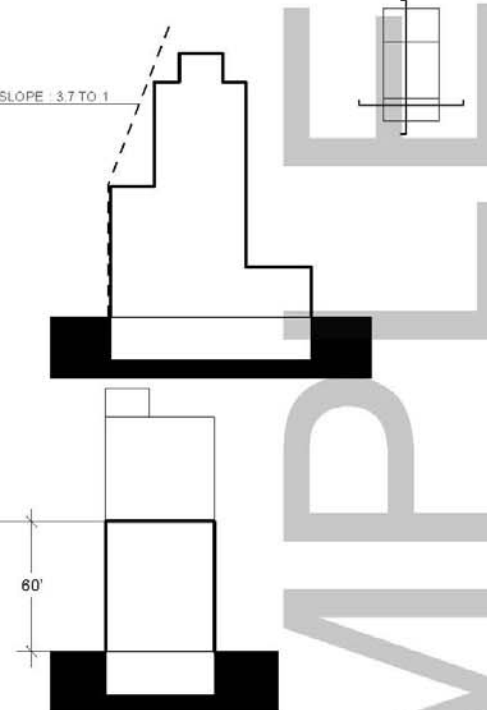
- PROPOSED BUILDING
- ZONING LOT LINE
- DISTRICT BOUNDARY
- SKY EXPOSURE PLANE
- EXISTING TREE
- PROPOSED TREE

SECTION DIAGRAM

NOT TO SCALE

SKY EXPOSURE PLANE SLOPE 1.37 TO 1
AS PER ZR XX-XX

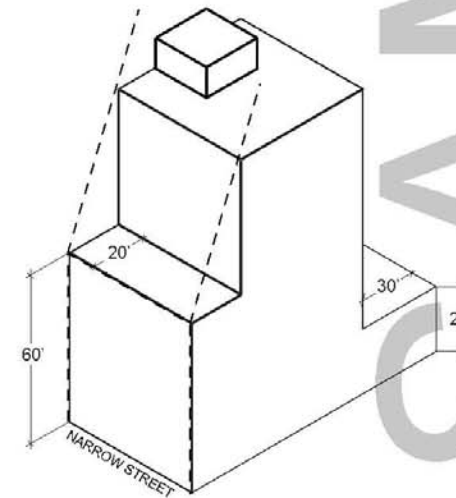
60' STREET WALL
AS PER ZR XX-XX



AXONOMETRIC DIAGRAM

NOT TO SCALE

- REQUIRED SETBACKS**
- FRONT : AS PER ZR XX-XX
 - REAR : AS PER ZR XX-XX
 - SIDE : AS PER ZR XX-XX
- 60' STREET WALL
AS PER ZR XX-XX
- SKY EXPOSURE PLANE
AS PER ZR XX-XX



ZD1 Zoning Diagram

Must be typewritten.

Orient and affix BIS job number label here

Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.

Yes No

Location Information

House No(s) _____
Street Name _____
Borough _____
Block _____
Lot _____
BIN _____

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Internal Use Only

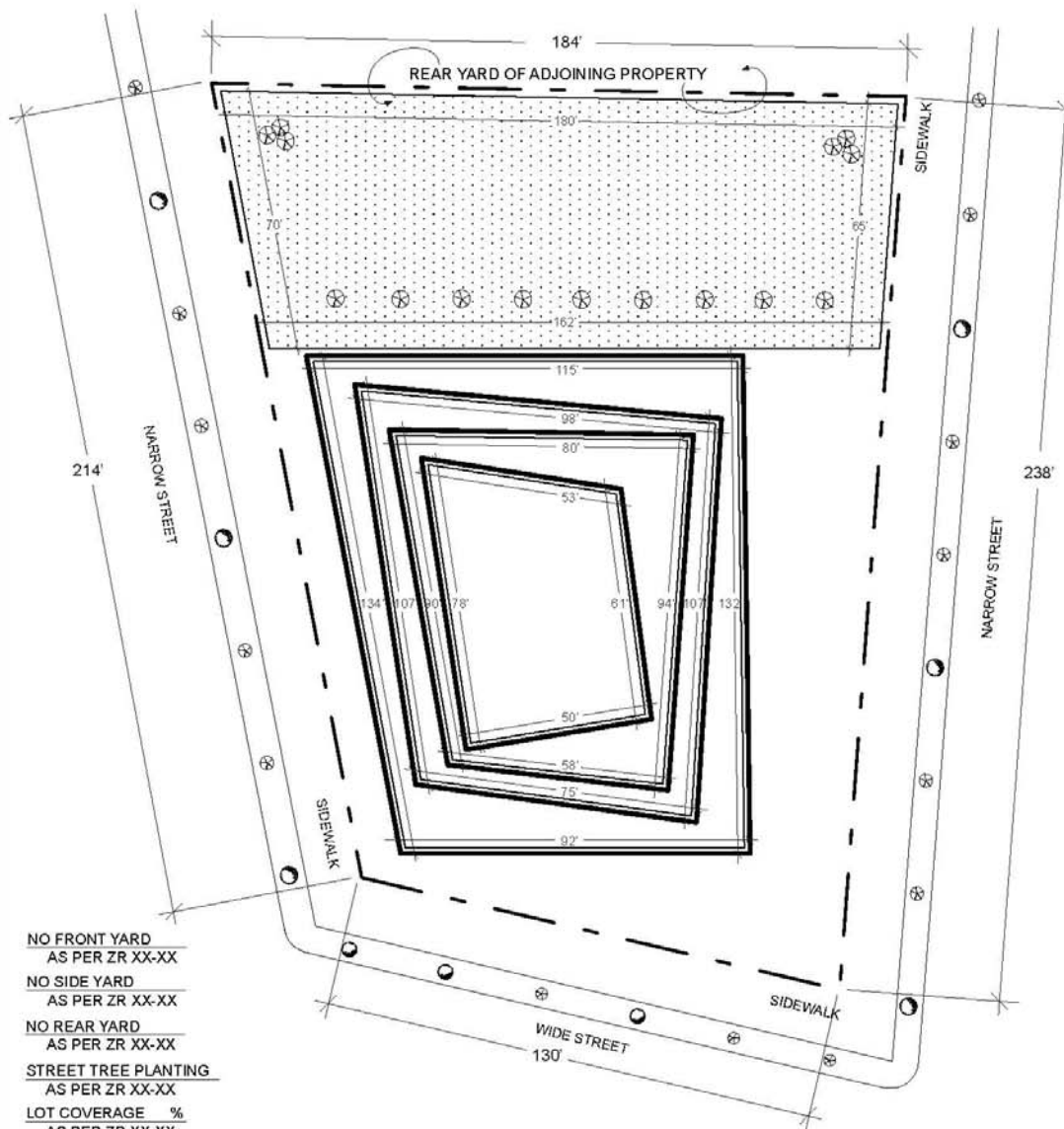
BIS Doc # _____

PLAN EXAMINER'S SIGN AND DATE
ISSUANCE 7/09

Sample Drawing

SITE PLAN DIAGRAM

1/32" = 10'



NO FRONT YARD
AS PER ZR XX-XX

NO SIDE YARD
AS PER ZR XX-XX

NO REAR YARD
AS PER ZR XX-XX

STREET TREE PLANTING
AS PER ZR XX-XX

LOT COVERAGE %
AS PER ZR XX-XX

LOT AREA SQ. FT.

LEGEND

C5-3
URBAN PLAZA FAR BONUS



PROPOSED BUILDING



ZONING LOT LINE



URBAN PLAZA



MAXIMUM BUILDING ENVELOPE



EXISTING TREE

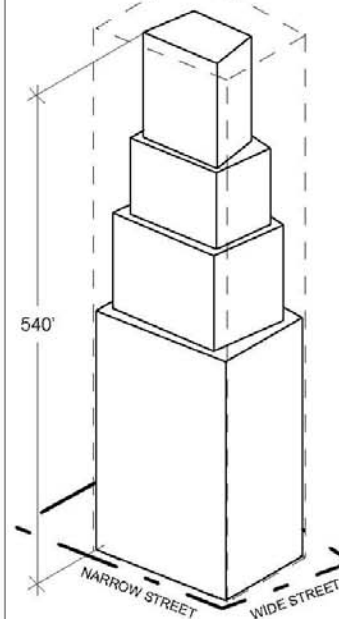


PROPOSED TREE

AXONOMETRIC DIAGRAM

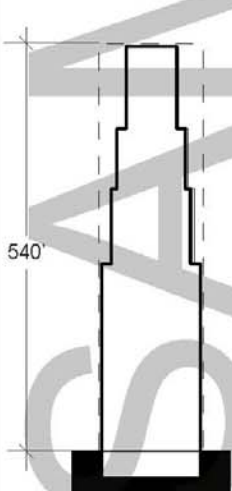
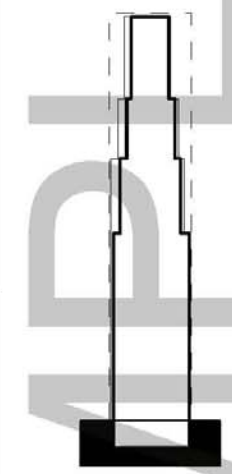
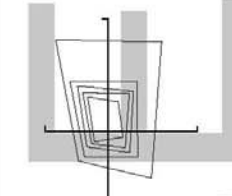
NOT TO SCALE

540' BUILDING HEIGHT
AS PER ZR XX-XX



SECTION DIAGRAM

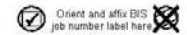
NOT TO SCALE



540' BUILDING HEIGHT
AS PER ZR XX-XX



ZD1 Zoning Diagram
Must be typewritten.



Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.

Yes No

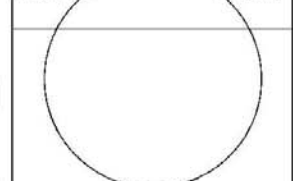
Location Information

House No(s) _____
Street Name _____
Borough _____
Block _____
Lot _____
BIN _____

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SIGNATURE _____ DATE _____



P.E.R.A. SEAL (APPLY SEAL, SIGN AND DATE OVER SEAL)

Internal Use Only

BIS Doc # _____

PLAN EXAMINER'S SIGN AND DATE
ISSUANCE 7/09

Sample Drawing

