

# Building Technology III

## New York City College of Technology

### Day 03

## Zoning Text Research

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<http://professorpaulking.wordpress.com/>

<http://students.autodesk.com/>

# What we know

## References:

1. NYC Zoning <http://www.nyc.gov/html/dcp/html/subcats/zoning.shtml>
2. Zoning Diagram Guide [http://www.nyc.gov/html/dob/downloads/pdf/zd1\\_guide.pdf](http://www.nyc.gov/html/dob/downloads/pdf/zd1_guide.pdf)
3. Oasis NYC Maps <http://oasisnyc.net/map.aspx>

## Zoning Text

### What we know

- OasisNYC.Net
- Zoning Map
- Digital Tax Map
- NYC Zoning Text

### Use Group

### Article III

- FAR
- Bonus
- Yards
- Height & Setbacks
- Sky Exposure

### Alternate

- Setback
- Sky Exposure

### Special Downtown Brooklyn District

### Glossary

### Sample

### Assignment

### Wrap up

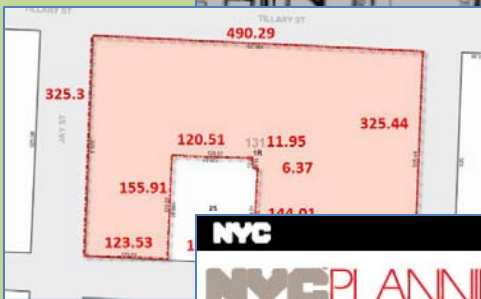
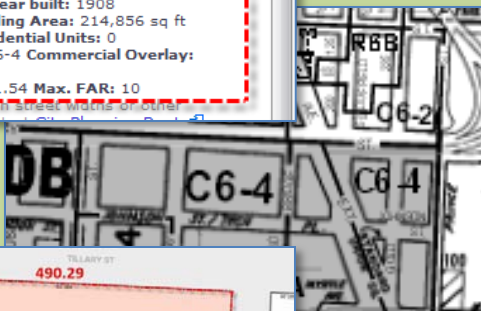
Legend Location Report (11) Site Search Community Dat

Property Information (1)

285 JAY STREET, BROOKLYN 11201  
Alternate address from NYC Dept of City Planning:  
285 JAY STREET

Public Facility / Institution  
Owner: DORMITORY AUTHORITY OF  
Block: 131 Lot: 1

Property Characteristics:  
Lot Area: 139,810 sq ft (490.42' x 325.25')  
# of Buildings: 2 Year built: 1908  
# of floors: 4 Building Area: 214,856 sq ft  
Total Units: 3 Residential Units: 0  
Primary zoning: C6-4 Commercial Overlay:  
None  
Floor Area Ratio: 1.54 Max. FAR: 10  
FAR may depend on street widths and other



NYC  
NYCPLANNING  
DEPARTMENT OF CITY PLANNING CITY OF NEW YORK

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City Planning: Zoning > Zoning Text

Home Zoning Text  
About Us Access the Text  
Zoning

## Oasisnyc.net/map.aspx

- Block 131
- Lot 1
- Lot Area (490.42x325.25)
- 139,810sq ft
- Zone C6-4
- Commercial overlay
- FAR 1.54
- Max FAR 10
- Zoning Map 12D

## Digital Tax Map

- Site Dimensions
- Draw using CAD
- Confirmed by Site Survey
- Total Site Square Footage
- FAR x Site = Total Allowable
- Allowable  
– Existing to remain =  
Total Remaining

## NYC ZONING Text

- - Article II (22-13)

- OasisNYC.Net
- Zoning Map
- Digital Tax Map
- NYC Zoning Text

- FAR
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- Sky Exposure

# #Community Facilities#

# : Article II (22-13)

ZONING RESOLUTION Web Version

THE CITY OF NEW YORK



THE CITY OF NEW YORK  
Bill de Blasio, Mayor

## A. #Community facilities#

Colleges or universities<sup>1</sup>, including professional schools  
but excluding business colleges or trade schools

College or school student dormitories and fraternity or  
sorority student houses<sup>1</sup>

Domiciliary care facilities for adults<sup>2,3</sup> under the  
jurisdiction of the New York State Board of Social Welfare  
which have secured certification by such agency

Date of file creation: Web version of Article II Chapter 2: 01/01/14

CITY PLANNING COMMISSION  
nyc.gov/planning

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(2/2/11)

22-13  
Use Group 3

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

Use Group 3 consists of community facilities that:

- (1) may appropriately be located in #residential# areas to serve educational needs or to provide other essential services for the residents; or

Use Group 3

Monasteries, convents or novitiates, without restrictions as to use for living purposes or location in relation to other #uses#

#Non-profit hospital staff dwellings# located on the same #zoning lot# as the non-profit or voluntary hospital and related facilities or on a separate #zoning lot# that is immo for

#Community Facility#

Nu Section 10 NYCRR 700.2(a) of the New York State Hospital Code, each of which have secured certification by the



Zoning Text

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Brooklyn District

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# Zoning Text : Article III (33-123)

ZONING RESOLUTION Web Version

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THE CITY OF NEW YORK



THE CITY OF NEW YORK  
Bill de Blasio, Mayor

CITY PLANNING COMMISSION

Article III: Commercial District Regulations  
Chapter 3 - Bulk Regulations for Commercial or Community  
Facility Buildings in Commercial Districts

Effective date of most recently amended section of Article III Chapter 3: 10/09/13

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Date of file creation: Web version of Article III Chapter 3: 01/01/14

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## ARTICLE III Commercial Districts Regulations Chapter 3 –

- Bulk Regulations for Commercial or Community  
Facilities in Commercial Districts

(10/11/12)

33-123

Community facility buildings or buildings used for both community

facility and commercial uses in all other Commercial Districts

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

In the districts indicated, the maximum #floor area ratio# for a #zoning lot# containing #community facility uses#, or for a #zoning lot# containing both #commercial# and #community facility uses#, shall not exceed the #floor area ratio# set forth in the following table:

Districts	Maximum #Floor Area Ratio#
C3	1.00
C4-1	2.00
C8-1	2.40
C4-2A C4-3A	3.00
C1-6A C2-6A C4-4A C4-4L C4-5A	4.00
C4-5D	4.20
C4-2 C4-3 C8-2	4.80
C4-5X	5.00
C6-1A	6.00
C1-6 C1-7 C2-6 C4-2F C4-4 C4-4D C4-5 C6-1 C6-2 C8-3 C8-4	6.50
C1-8A C2-7A C6-3A	7.50
C1-8X C2-7X C6-3D C6-3X	9.00
C1-8 C1-9 C2-7 C2-8 C4-6 C4-7 C5-1 C5-2 C5-4 C6-3 C6-4 C6-5 C6-8	10.00
C5-3 C5-5 C6-6 C6-7 C6-9	15.00

For #zoning lots# containing both #comm #community facility uses#, the total #f #commercial uses# shall not exceed the #zoning lots# containing only #commercial 122.

**FAR 10**

In all #Commercial Districts# except C7 and C8 Districts, for any #zoning lot# containing nursing homes, health-related facilities, domiciliary care facilities for adults, sanitariums and

# Zoning Districts & FAR : C6-4

[http://www.nyc.gov/html/dcp/html/zone/zh\\_c6.shtml](http://www.nyc.gov/html/dcp/html/zone/zh_c6.shtml)

Zoning > Zoning Districts - Commercial Districts > C6 Printable Version

## Zoning Districts

### Commercial Districts

[Zoning Text](#) | [Zoning Maps](#) | [Zoning Districts](#) | [Zoning Tools](#) | [About Zoning](#) | [Glossary](#)

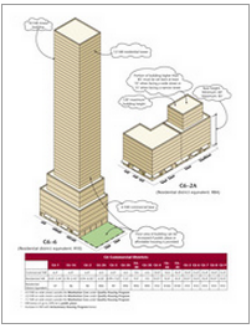
[Introduction](#) | [Residence Districts](#) | [Commercial Districts](#) | [Mfg. Districts](#) | [Special Purpose Districts](#)

[C1 & C2](#) - [C1 & C2 Overlays](#) - [C3 & C3A](#) - [C4](#) - [C5](#) - [C6](#) - [C7](#) - [C8](#)

Use the drop down menu to see specific districts and topics.

Commercial Districts: C6 C6

C6 districts permit a wide range of high-bulk commercial uses requiring a central location. Most C6 districts are in Manhattan, Downtown Brooklyn and Downtown Jamaica; a C6-3D district is mapped in the Civic Center area of the Bronx. Corporate headquarters, large hotels, department stores and entertainment facilities in high-rise mixed buildings are permitted in C6 districts.



C6-1, C6-2 and most C6-3 districts, typically mapped in areas outside central business cores, such as the Lower East Side and Chelsea, have a commercial floor area ratio (FAR) of 6.0; the C6-3D district has an FAR of 9.0. C6-4 through C6-9 districts, typically mapped within the city's major business districts, have a maximum FAR of 10.0 or 15.0, exclusive of any applicable bonus. Floor area may be increased by a bonus for a public plaza or Inclusionary Housing.

### C6-4

C6-2A, C6-3A, C6-3X and C6-4A are contextual districts with maximum building heights. C6-3D and C6-4X districts allow towers above a building base; special rules determine the tower's height and articulation. All other C6 districts allow towers to penetrate a sky exposure plane and do not require a contextual base.

C6 districts are widely mapped within special districts. C6-4.5, C6-5.5, C6-6.5 and C6-7T districts are mapped only within the Special Midtown District and have unique floor area ratios and bonus rules. C6-1G, C6-2G, C6-2M and C6-4M districts are mapped in Chinatown and Chelsea and in the Special Garment Center District, and have rules for the conversion of non-residential space to residential use.

C6 districts are well served by mass transit, and off-street parking is generally not required, except within the C6-3D district.

[http://www.nyc.gov/html/dcp/html/zone/zh\\_c6.shtml](http://www.nyc.gov/html/dcp/html/zone/zh_c6.shtml)

## Zoning Data Tables, Commercial Districts

ZONING DATA TABLE 6

C1-C4 Commercial Districts: Floor Area Ratios					C5-C8 Commercial Districts: Floor Area Ratios				
	Commercial FAR	Residential FAR <sup>1</sup>	Community Facility FAR	Residential District Equivalent		Commercial FAR	Residential FAR <sup>1</sup>	Community Facility FAR	Residential District Equivalent
C1-6	2.0	0.87-3.44 <sup>2</sup> (range)	6.5	R7	C5-1	4.0	10.0	10.0 <sup>3</sup>	R10
C1-6A	2.0	4.0 <sup>2</sup>	4.0	R7A	C5-1A	4.0	10.0	10.0	R10A
C1-7	2.0	0.94-6.02 <sup>3</sup> (range)	6.5	RB	C5-2	10.0 <sup>4</sup>	10.0	10.0 <sup>4</sup>	R10
C1-7A	2.0	6.02	6.5	R8A	C5-2A	10.0	10.0	10.0	R10A
C1-8	2.0	0.99-7.52 (range)	10.0 <sup>4</sup>	R9	C5-3	15.0 <sup>4</sup>	10.0	15.0 <sup>4</sup>	R10
C1-8A	2.0	7.52	7.5	R9A	C5-4	10.0 <sup>4</sup>	10.0	10.0 <sup>4</sup>	R10
C1-8X	2.0	9.0	9.0	R9X	C5-5	15.0 <sup>4</sup>	10.0	15.0 <sup>4</sup>	R10
C1-9	2.0	10.0	10.0 <sup>4</sup>	R10	C6-1	6.0 <sup>4</sup>	0.87-3.44 <sup>2</sup> (range)	6.5 <sup>4</sup>	R7
C1-9A	2.0	10.0	10.0	R10A	C6-1A	6.0	0.78-2.43 <sup>3</sup> (range)	6.0 <sup>4</sup>	R6
C2-6	2.0	0.87-3.44 <sup>2</sup> (range)	6.5	R7	C6-2	6.0 <sup>4</sup>	0.94-6.02 <sup>3</sup> (range)	6.5 <sup>4</sup>	R8
C2-6A	2.0	4.0 <sup>2</sup>	4.0	R7A	C6-2A	6.0	6.02	6.5	R8A
C2-7	2.0	0.99-7.52 (range)	10.0 <sup>4</sup>	R9	C6-3	6.0 <sup>4</sup>	0.99-7.52 (range)	10.0 <sup>4</sup>	R9
C2-7A	2.0	7.52	7.5	R9A	C6-3A	6.0	7.52	7.5	R9A
C2-7X	2.0	9.0	9.0	R9X	C6-3D	9.0	9.0	9.0	R9D
C2-8	2.0	10.0	10.0 <sup>4</sup>	R10	C6-3X	6.0	9.0	9.0	R9X
C2-8A	2.0	10.0	10.0	R10A	C6-4	10.0 <sup>4</sup>	10.0 <sup>4</sup>	10.0	R10
C3	0.5	0.5 <sup>4</sup>	1.0	R3-2	C6-4A	10.0	10.0	10.0	R10A
C3A	0.5	0.5 <sup>4</sup>	1.0	R3A	C6-4X	10.0	10.0	10.0	R10X
C4-1	1.0	1.25	2.0	R5	C6-5	10.0 <sup>4</sup>	10.0 <sup>4</sup>	10.0	R10
C4-2	3.4	0.78-2.43 <sup>3</sup> (range)	4.8	R6	C6-6	15.0 <sup>4</sup>	10.0 <sup>4</sup>	—	—
C4-2A	3.0	3.0	3.0	R6A	C6-7	15.0 <sup>4</sup>	10.0 <sup>4</sup>	—	—
C4-2F	3.4	0.94-6.02 <sup>3</sup> (range)	6.5	R8	C6-8	10.0 <sup>4</sup>	10.0 <sup>4</sup>	—	—
C4-3	3.4	0.78-2.43 <sup>3</sup> (range)	4.8	R6	C6-9	15.0 <sup>4</sup>	10.0 <sup>4</sup>	15.0	R10
C4-3A	3.0	3.0	3.0	R6A	C7	2.0	—	—	—
C4-4	3.4	0.87-3.44 <sup>2</sup> (range)	6.5	R7	C8-1	1.0	—	2.4	—
C4-4A	4.0	4.0 <sup>2</sup>	4.0	R7A	C8-2	2.0	—	4.8	—
C4-4D	3.4	6.02	6.5	R8A	C8-3	2.0	—	6.5	—
C4-4L	4.0	4.0 <sup>2</sup>	4.0	R7A	C8-4	5.0	—	6.5	—
C4-5	3.4	0.87-3.44 <sup>2</sup> (range)	6.5	R7					
C4-5A	4.0	4.0	4.0	R7A					
C4-5D	4.2	4.2 <sup>2</sup>	4.2	R7D					
C4-5X	4.0	5.0	5.0	R7X					
C4-6	3.4	10.0	10.0 <sup>4</sup>	R10					
C4-6A	3.4	10.0	10.0	R10A					
C4-7	10.0 <sup>4</sup>	10.0	10.0 <sup>4</sup>	R10					
C4-7A	10.0	10.0	10.0	R10A					

**FAR = 10**

<sup>1</sup> In C1 to C6 districts, nursing homes and non-profit residential facilities limited to residential FAR, except by special permit  
<sup>2</sup> 4.0 FAR on wide streets outside Manhattan Core under Quality Housing Program  
<sup>3</sup> 2.2 FAR on wide streets outside Manhattan Core under Quality Housing Program  
<sup>4</sup> 3.0 FAR on wide street outside Manhattan Core; 2.43 on wide street within the Manhattan Core; 2.2 on narrow streets (under Quality Housing Program)  
<sup>5</sup> Up to 20% increase for attic allowance  
<sup>6</sup> Up to 20% increase for a public plaza bonus  
<sup>7</sup> FAR may differ in Inclusionary Housing designated areas

## Zoning Text

- What we know
- OasisNYC.Net
- Zoning Map
- Digital Tax Map
- NYC Zoning Text

## Use Group

- Article III
- FAR
- Bonus
- Yards
- Height & Setbacks
- Sky Exposure

## Alternate

- Setback
- Sky Exposure

## Special Downtown Brooklyn District

## Glossary

## Sample

## Assignment

## Wrap up

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# FAR & Bonus FAR : Article III (33–12)

Section 119-214 (Tier II requirements for driveways and private roads)

Section 128-052 (Applicability of Article I, Chapter 2)

(12/15/61)

## 33-10 FLOOR AREA REGULATIONS

(11/19/87)

## 33-11 Definitions

Words in italics are defined in Section 12-10 or, if applicable exclusively to this Section, in this Section.

(2/2/11)

## 33-12 Maximum Floor Area Ratio

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, for any #zoning lot#, the maximum #floor area ratio# shall not exceed the #floor area ratio# set forth in this Section, except as otherwise provided in the following Sections:

Section 33-13 (Floor Area Bonus for a Public Plaza)

Section 33-14 (Floor Area Bonus for Arcades)

Section 33-15 (Floor Area Bonus for Front Yards)

Section 33-16 (Special Provisions for Zoning Lots Divided by District Boundaries)

Any given #lot area# shall be counted only once in determining the #floor area ratio#.

Except where authorized by express provisions of this Resolution,

## Floor Area Bonus

the maximum #floor area ratio# shall not exceed the amount set forth in this Section by more than 20 percent.

In addition, the following limitations on maximum permitted #floor area# shall apply:

C1-8A C1-8X C1-9A C2-7  
C6-3A C6-3D C6-3X C6-4

(a) In contextual Com

Not more than 20%

In the districts indicated, and in C1 and C2 Districts mapped within R9A, R9D, R9X, R10A or R10X Districts, no #floor area# bonuses are permitted.

(b) In Community Board 7, Borough of Manhattan

Within the boundaries of Community Board 7 in Manhattan, in R10 equivalent #Commercial Districts# without a letter suffix, the maximum #floor area ratio# shall not exceed 10.0.

(c) In C6-1A Districts

In C6-1A Districts, the maximum #floor area ratio# shall not exceed the amount set forth in this Section by more than 50 percent.

(d) In C6-4X Districts

In C6-4X Districts, a #floor area# bonus shall only be permitted for a #public plaza# pursuant to Section 33-13.

(2/2/11)

## 33-121 In districts with bulk governed by Residence District bulk regulations

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

In the districts indicated, for a #zoning lot# containing a #commercial# or #community facility use#, the maximum #floor area ratio# 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:

# Bonus for Public Plazas : Article III (33–13)

## Zoning Text

### What we know

- OasisNYC.Net
- Zoning Map
- Digital Tax Map
- NYC Zoning Text

### Use Group

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### Glossary

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### Wrap up

(2/2/11)

33-13

Floor Area Bonus for a Public Plaza

## Public Plaza Bonus

C1-8 C1-9 C2-7 C2-8

(a) #Zoning lots# containing #community facility uses#

In the districts indicated, and in other C1 or C2 Districts when mapped within R9 or R10 Districts, for #zoning lots# containing #community facility uses#, for each square foot of #public plaza# provided in accordance with Section 37-70, inclusive, the total #floor area# permitted on that #zoning lot# under the provisions of Section 33-12 (Maximum Floor Area Ratio) for a #zoning lot# containing only #community facility uses# or both #commercial# and #community facility uses#, may be increased by six square feet.

C4-7 C5-2 C5-3 C5-4 C5-5 C6-1 C6-2 C6-3 C6-4 C6-5 C6-6 C6-7 C6-8 C6-9

(b) #Zoning lots# containing only #commercial uses#

In the districts indicated, for #zoning lots# containing only #commercial uses#, for each square foot of #public plaza# provided in accordance with Section 37-70, inclusive, the total #floor area# permitted on that #zoning lot# under

the provisions of Section 33-12 for a #commercial use# may be increased as set forth in the following table:

Districts	Permitted Additional Square Feet of #Floor Area# per Square Foot of #Public Plaza#
C5-3 C5-5	
C6-6 C6-7 C6-9	10 square feet
C4-7 C5-2 C5-4	
C6-1A C6-4 C6-5 C6-8	6 square feet
C6-1 C6-2 C6-3	4 square feet

C4-6 C4-7 C5-1 C5-2 C5-3 C5-4 C6-1 C6-2 C6-3 C6-4 C6-5 C6-6 C6-7 C6-8 C6-9

(c) #Zoning lots# containing #community facility uses# or both #commercial# and #community facility uses#

In the districts indicated, for #zoning lots# containing only #community facility uses# or both #commercial# and #community facility uses#, for each square foot of #public plaza# provided in accordance with Section 37-70, inclusive, the total #floor area# permitted on that #zoning lot# under the provisions of Section 33-12 may be increased as set forth in the following table:

Districts	Permitted Additional Square Feet of #Floor Area# per Square Foot of #Public Plaza#
C5-3 C5-5	
C6-6 C6-7 C6-9	10 square feet
C4-6 C4-7	
C5-1 C5-2 C5-4	
C6-3 <u>C6-4</u> C6-5	6 square feet
C6-8	
C6-1 C6-2	4 square feet

(2/2/11)

# Arcade Bonus: Article III (33-13)

## Arcade Bonus

33-14

Floor Area Bonus for Arcades

C4-7 C5-2 C5-3 C5-4 C5-5 C6

- (a) In the districts indicated, for #zoning lots# containing #commercial uses#, for each square foot of #arcade# provided on a #zoning lot# in accordance with the provisions of Section 37-80 (ARCADES), the total #floor area# permitted on that #zoning lot# under the provisions of Section 33-12 (Maximum Floor Area Ratio) for a #zoning lot# containing only #commercial uses# may be increased as set forth in the following table:

FLOOR AREA BONUS

Districts	Permitted Additional Square Feet of #Floor Area# per Square Foot of #Arcade#
C4-7 C5-2 C5-3 C5-4 C5-5	
C6-1A C6-4 C6-5 C6-6	
C6-7 C6-8 C6-9	<u>3 square feet</u>
C6-1 C6-2 C6-3	2 square feet

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

- (b) In the districts indicated, and in C1 or C2 Districts when mapped within an R9 or R10 District, for #zoning lots# containing #community facility uses#, for each square foot of #arcade# provided on a #zoning lot# in accordance with the provisions of Section 37-80, the total #floor area# permitted on that #zoning lot# under the provisions of Section 33-12 for a #zoning lot# containing only #community facility uses# or both #commercial# and #community facility uses# may be increased as set forth in the following table:

FLOOR AREA BONUS

Districts	Permitted Additional Square Feet of #Floor Area# per Square Foot of #Arcade#
-----------	--

Zoning Text

What we know

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- Digital Tax Map
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#### Wrap up

# Yard Regulations: Zoning Text : Article III (33– 20 to 23)

33-20

## YARD REGULATIONS

### Definitions and General Provisions

33-21

#### Definitions

Words in italics are defined in Section 12-10 or, if applicable exclusively to this Section, in this Section.

(12/15/61)

33-22

#### Level of Yards

In all #Commercial Districts#, the level of a #yard# or of a #rear yard equivalent# shall not be higher than #curb level#. However, this Section shall not be construed to require that natural grade level be disturbed in order to comply with this requirement.

No #building or other structure# shall be erected above ground level in any required #yard# or #rear yard equivalent# except as otherwise provided in Section 33-23 (Permitted Obstructions in Required Yards or Rear Yard Equivalents).

(4/30/12)

33-23

#### Permitted Obstructions in Required Yards or Rear Yard Equivalents

In all #Commercial Districts#, the following obstructions shall be permitted when located within a required #yard# or #rear yard equivalent#:

(a) In any #yard# or #rear yard equivalent#:

- (1) Arbors or trellises;
- (2) Awnings and other sun control devices, provided that when located at a level higher than the first #story#, excluding a #basement#, all such awnings and other sun control devices:
  - (i) shall be limited to a maximum projection from a #building# wall of 2 feet, 6 inches; and

(ii) shall have solid surfaces that, in aggregate, cover an area no more than 30 percent of the area of the #building# wall (as viewed in elevation) from which they project;

- (3) Canopies;
- (4) Chimneys, projecting not more than three feet into, and not exceeding two percent of the area of, the required #yard# or #rear yard equivalent#;
- (5) Eaves, gutters or downspouts, projecting into such #yard# or #rear yard equivalent# not more than 16 inches or 20 percent of the width of such #yard# or #rear yard equivalent#, whichever is the lesser distance;
- (6) Exterior wall thickness, where such wall thickness is added to the exterior face of a #building# wall existing on April 30, 2012, provided the added wall thickness has a thermal resistance (R-value) of at least 1.5 per inch, and is limited to one inch of thickness for every foot of existing #yard# width, up to a maximum thickness of eight inches. When an open area is provided along a common #lot line#, then such exterior wall thickness is limited to one inch for every foot of existing open area on the #zoning lot#;

Where #buildings# that have added exterior wall thickness pursuant to this Section are #enlarged#, such #enlarged# portion may similarly encroach upon required #yards# in order to align with the exterior walls of the existing #building#, provided such #enlargement# contains less #floor area# than the existing #building#, and there is no encroachment of #floor area# into a required #yard#;

- (7) Fences;
- (8) Flagpoles;
- (9) Parking spaces for automobiles or bicycles, off-street, open, #accessory#;
- (10) Solar energy systems on walls existing on April 30, 2012, projecting no more than 10 inches and occupying no more than 20 percent of the surface area of the #building# wall (as viewed in elevation) from which it projects;

## Zoning Text

### What we know

- OasisNYC.Net
- Zoning Map
- Digital Tax Map
- NYC Zoning Text

### Use Group

### Article III

- FAR
- Bonus
- Yards
- Height & Setbacks
- Sky Exposure

### Alternate

- Setback
- Sky Exposure

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# Yard Regulations: Zoning Text : Article III (33–23 to 25)

- (11) Steps, and ramps for people with disabilities;
  - (12) Terraces or porches, open;
  - (13) Walls, not exceeding eight feet in height and not roofed or part of a #building#.
- (b) In any #rear yard# or #rear yard equivalent#:
- (1) Balconies, unenclosed, subject to the provisions of Section 24-165;
  - (2) Breezeways;
  - (3) Any #building# or portion of a #building# used for any permitted #use# other than #residences#, except that any portion of a #building# containing rooms used for living or sleeping purposes (other than a room in a hospital used for the care or treatment of patients) shall not be a permitted obstruction, and provided that the height of such #building# shall not exceed one #story#, excluding #basement#, nor in any event 23 feet above #curb level#. In addition, decks, parapet walls, roof thickness, skylights, vegetated roofs, and weirs, pursuant to Section 33-42 (Permitted Obstructions), shall be permitted above such a #building#, or portion thereof;
  - (4) Fire escapes;
  - (5) Parking spaces for automobiles or bicycles, off-street, #accessory#, provided that the height of an #accessory building# used for such purposes and located in a required #rear yard# or #rear yard equivalent# shall not exceed 23 feet above #curb level#. In addition, decks, parapet walls, roof thickness, skylights, vegetated roofs, and weirs, as set forth in Section 33-42, shall be permitted above such an #accessory building#, or portion thereof;
  - (6) Solar energy systems:
    - (i) on the roof of a #building# permitted as an obstruction to such #yard#, up to four feet in height as measured perpendicular to the roof surface when located above a permitted #commercial# or #community facility use# or attached parking structure;

- (ii) on the roof of a #building# permitted as an obstruction to such #yard#, shall be limited to 18 inches in height as measured perpendicular to the roof surface when located above a shed or detached parking structure, or on any roof with a slope greater than 20 degrees;
  - (iii) on walls existing on April 30, 2012, projecting no more than 10 inches and occupying no more than 20 percent of the surface area of the #building# wall (as viewed in elevation) from which it projects;
- (7) Water-conserving devices required in connection with air conditioning or refrigeration systems in #buildings# existing prior to May 20, 1966, if located not less than 8 feet from any #lot line#.

However, no portion of a #rear yard equivalent# that is also a required #front yard# or required #side yard# may contain any obstructions not permitted in such #front yard# or #side yard#.

(12/15/61)

#### 33-24 Measurement of Yard Width or Depth

In all #Commercial Districts#, the width or depth of a #yard# or #rear yard equivalent# shall be measured perpendicular to #lot lines#.

(4/30/12)

#### 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:

- (a) at least eight feet wide at every point; or
- (b) at least five feet wide at every point, with an average width of eight feet, such average being the mean of the width of the open area at its narrowest point and its width

**No Side Yards  
Required**

# Yard Regulations: Zoning Text : Article III (33-26 to 25) (33-261)

## Zoning Text

### What we know

- OasisNYC.Net
- Zoning Map
- Digital Tax Map
- NYC Zoning Text

### Use Group

### Article III

- FAR
- Bonus
- Yards
- Height & Setbacks
- Sky Exposure

### Alternate

- Setback
- Sky Exposure

### Special Downtown Brooklyn District

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at its widest point, provided that:

- (1) such widest point shall be on a #street line#;
- (2) no portion of a #building# shall project beyond a straight line connecting such two points; and
- (3) in the case of a #zoning lot# bounded by a #side lot line# extending from #street# to #street#, such average shall be computed and such open area shall be provided as though each half of such #side lot line# bounded a separate #zoning lot#.

Permitted obstructions pursuant to paragraph (a) of Section 33-23 (Permitted Obstructions in Required Yards or Rear Yard Equivalents), shall be permitted in such open areas.

(4/30/08)

#### 33-26

##### Minimum Required Rear Yards

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, a #rear yard# with a depth of not less than 20 feet shall be provided at every #rear lot line# on any #zoning lot# except as otherwise provided in Sections 33-27 (Special Provisions for Shallow Interior Lots), 33-28 (Special Provisions for Through Lots) or 33-30 (OTHER SPECIAL PROVISIONS FOR REAR YARDS). #Rear yards# shall also be provided along portions of #side lot lines# as set forth in Section 33-261 (Beyond one hundred feet of a street line).

(4/30/08)

#### 33-261

##### Beyond one hundred feet of a street line

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, for #corner lots#, and for #zoning lots# that are bounded by two or more #streets# that are neither #corner lots# or #through lots#, the portion of a #side lot line# beyond 100 feet of the #street line# that it intersects shall be considered a #rear lot line# and a #rear yard# with a minimum depth of 20 feet shall be provided where such #rear lot

line# coincides with a #rear lot line# of an adjoining #zoning lot#.



CORNER LOT  
(33-261.1, 43-261.1)



ZONING LOT BOUNDED BY  
TWO OR MORE STREETS  
(NEITHER A CORNER LOT NOR A THROUGH LOT)  
(33-261.2, 43-261.1)

### Regulations Applying to Special Situations

(12/15/61)

#### 33-27

##### Special Provisions

C1 C2 C3 C4 C5

In all districts, the depth of a required #rear yard# shall be the entirely of #the depth# of the lot.

- (a) which is adjacent to a street at the date of the adoption of the zoning text;

- (b) which is less than 70 feet deep;

the depth of a required #rear yard# for such #interior lot# may be reduced by one foot for each two feet by which the maximum depth of such #interior lot# is less than 70 feet. No #rear yard# is required on any #interior lot# with a maximum depth of 50 feet or less.

**Beyond 100 feet  
considered a #rear lot line#  
and a #rear yard#  
a 20 foot setback is required**

# Yard Regulations: Zoning Text : Article III (33-301) (33-303)

## Zoning Text

### What we know

- OasisNYC.Net
- Zoning Map
- Digital Tax Map
- NYC Zoning Text

### Use Group

### Article III

- FAR
- Bonus
- Yards
- Height & Setbacks
- Sky Exposure

### Alternate

- Setback
- Sky Exposure

### Special Downtown Brooklyn District

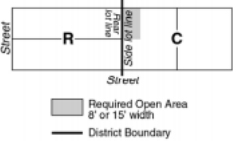
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### Sample

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C8 15



REQUIRED YARD ALONG DISTRICT BOUNDARIES (33-293)

(12/15/61)

**33-30**  
**OTHER SPECIAL PROVISIONS FOR REAR YARDS**

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, the #rear yard# requirements set forth in Section 33-26 (Minimum Required Rear Yards) shall be modified as set forth in this Section.

(12/15/61)

**33-301**  
**Within one hundred feet of corners**

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, no #rear yard# shall be required within 100 feet of the point of intersection of two #street lines# intersecting at an angle of 135 degrees or less.

(5/20/65)

**33-302**  
**Along short dimension of block**

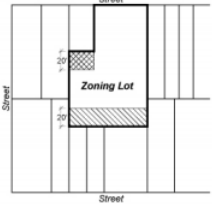
C1 C2 C3 C4 C5 C6 C7 C8

**33-303**  
**For zoning lots with multiple rear lot lines**

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, for #zoning lots# with multiple #rear lot lines#, if a #rear yard# extends from a #rear lot line# away from the #street line# which is used to determine such #rear lot line#, the following rules shall apply:

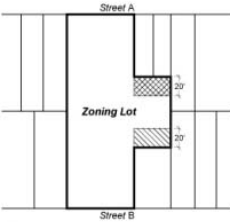
(a) A #rear yard# with a minimum depth of 20 feet shall be provided where such #rear lot line# coincides with a #rear lot line# of an adjoining #zoning lot#.



(33-303a)

(b) No #rear yard# shall be required where such #rear lot line# coincides with a #side lot line# of an adjoining #zoning lot#.

(c) For portions of #through lots# that have multiple #rear lot lines# and such portions are not subject to #interior lot# regulations, the #street line# bounding the #zoning lot# closest to such #rear lot line# shall be used to determine compliance with this Section.



Legend:  
Hatched area: Rear Yard extending away from Street A  
Hatched area: Rear Yard extending away from Street B

# Height & Setback: Zoning Text : Article III (33-40) (33-42)

## Zoning Text

### What we know

- OasisNYC.Net
- Zoning Map
- Digital Tax Map
- NYC Zoning Text

### Use Group

### Article III

- FAR
- Bonus
- Yards
- Height & Setbacks
- Sky Exposure

### Alternate

- Setback
- Sky Exposure

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(a) In the districts indicated, the regulations set forth in Sections 33-26 to 33-30, inclusive, relating to #rear yard# regulations, may be modified in accordance with the provisions of Section 73-68 (Height and Setback and Yard Modifications).

C1 C2 C3 C4 C5 C6 C7 C8

(b) In all districts, the regulations set forth in Section 33-303 (For zoning lots with multiple rear lot lines) may be modified in accordance with the provisions of Section 73-69 (Rear Yard Modifications).

(12/15/61)

**33-40**  
**HEIGHT AND SETBACK REGULATIONS**

**Definitions and General Provisions**

(11/19/87)

**33-41**  
**Definitions**

Words in *italics* are defined in Section 12-10 or, if applicable exclusively to this Section, in this Section.

(4/30/12)

**33-42**  
**Permitted Obstructions**

In all #Commercial Districts#, the following obstructions shall be permitted and may thus penetrate a maximum height limit or #sky exposure planes#, as set forth in Sections 33-43 (Maximum Height of Walls and Required Setbacks), 33-44 (Alternate Front Setbacks) or 33-491 (Limited Height Districts):

(a) Awnings and other sun control devices, provided that when located at a level higher than the first #story#, excluding a #basement#, all such awnings and other sun control devices:

(1) shall be limited to a maximum projection from a #building# wall of 2 feet, 6 inches, except when located on the first #story# above a setback;

(2) shall have solid surfaces that, in aggregate, cover an area no more than 30 percent of the area of the #building# wall (as viewed in elevation) from which they project; and

(3) may rise above the permitted #building# height, up to the height of a parapet wall or guardrail permitted in accordance with Section 33-42 (Permitted Obstructions).

When located on the first #story# above a setback, awnings and other sun control devices shall be limited to a projection of 50 percent of the depth of the required setback, and shall be limited, in total, to 50 percent of the width of the #building# wall from which they project;

(b) Balconies, unenclosed, subject to the provisions of Section 24-166;

(c) #Building# columns, having an aggregate width equal to not more than 20 percent of the #aggregate width of street walls# of a #building#, to a depth not exceeding 12 inches, in an #initial setback distance#, optional front open area, or any other required setback distance or open area set forth in Sections 33-43, 33-44 or 33-45 (Tower Regulations);

(d) Chimneys or flues, with a total width not exceeding 10 percent of the #aggregate width of street walls# of a #building# at any given level;

(e) Decks, and other surfaces for recreational activities, not more than 3 feet, 6 inches in height, as measured from the maximum height limit, or the finished level of the roof as it existed on April 30, 2012, whichever is higher;

(f) Elevator or stair bulkheads (including shafts; and vestibules not larger than 60 square feet in area providing access to a roof), roof water tanks and #accessory# mechanical equipment (including enclosures), other than solar or wind energy systems, provided that:

(1) such obstructions shall be located not less than 10 feet from the #street wall# of a #building#, except that such obstructions need not be set back more than 25 feet from a #narrow street line# or more than 20 feet from a #wide street line#. However, such restrictions on location shall not apply to elevator or

# Height & Setback: Zoning Text : Article III (33-42)

## Zoning Text

### What we know

- OasisNYC.Net
- Zoning Map
- Digital Tax Map
- NYC Zoning Text

### Use Group

### Article III

- FAR
- Bonus
- Yards
- Height & Setbacks
- Sky Exposure

### Alternate

- Setback
- Sky Exposure

### Special Downtown Brooklyn District

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stair bulkheads (including shafts or vestibules), provided the #aggregate width of street walls# of such bulkheads within 10 feet of a #street wall#, facing each #street# frontage, times their average height, in feet, does not exceed an area equal to four times the width, in feet, of the #street wall# of the #building# facing such frontage;

- (2) all mechanical equipment shall be screened on all sides;
- (3) such obstructions and screening are contained within a volume that complies with one of the following:
  - (i) the product, in square feet, of the #aggregate width of street walls# of such obstructions facing each #street# frontage, times their average height, shall not exceed an area equal to eight times the width, in feet, of the #street wall# of the #building# facing such frontage; or
  - (ii) the #lot coverage# of all such obstructions does not exceed 20 percent of the #lot coverage# of the #building#, and where the maximum permitted height of a #building# is less than 120 feet, such obstructions are limited to a maximum height of 25 feet, and where the maximum permitted height of a #building# is 120 feet or greater, such obstructions are limited to a maximum height of 40 feet.

For the purposes of this paragraph, (f), #abutting buildings# on a single #zoning lot# may be considered to be a single #building#;

- (g) Exterior wall thickness, up to eight inches, where such wall thickness is added to the exterior face of a #building# wall existing on April 30, 2012, provided the added wall thickness has a thermal resistance (R-value) of at least 1.5 per inch. Where #buildings# that have added exterior wall thickness pursuant to this Section are #enlarged#, such #enlarged# portion may similarly penetrate a maximum height limit in order to align with the exterior walls of the existing #building#, provided such #enlargement# contains less #floor area# than the existing #building#, and there is no penetration of #floor area# above a maximum height limit;
- (h) Flagpoles or aerials;
- (i) House of worship towers, ornamental, having no #floor area#

in portion of tower penetrating such height limit or #sky exposure plane#;

- (j) Parapet walls, not more than four feet in height, as measured from the maximum height limit, or the finished level of the roof as it existed on April 30, 2012, whichever is higher. A guardrail with a surface at least 70 percent open or with an opacity of not more than 30 percent (as viewed in elevation), shall be permitted above a parapet wall or within two feet of a parapet wall, provided such guardrail is not more than four feet above the accessible level of a roof. Such restriction on guardrail height shall not apply when located beyond two feet from a parapet wall;
- (k) Roof thickness, up to eight inches, to accommodate the addition of insulation, for #buildings# or portions of #buildings# constructed prior to April 30, 2012. For a #building# that has added roof thickness pursuant to this paragraph, an #enlargement# may align with the finished roof surface of such #building#, provided the #enlarged# portion does not exceed the maximum height limit by more than eight inches;
- (l) Rooftop greenhouses, permitted pursuant to Section 75-01 (Certification for Rooftop Greenhouses);
- (m) Skylights, clerestories or other daylighting devices, not more than four feet in height, as measured from the maximum height limit, or the finished level of the roof as it existed on April 30, 2012, whichever is higher. Such devices shall be limited to a #lot coverage# not greater than 10 percent of the #lot coverage# of the roof and be located at least eight feet from the #street wall# edge. However, such devices shall not be permitted obstructions above a roof with a slope greater than 20 degrees;
- (n) Solar energy systems:
  - (1) on the roof of a #building#, up to four feet in height, as measured from the maximum height limit, or the finished level of the roof, whichever is higher;
  - (2) on the roof of a #building#, greater than four feet in height, as measured from the maximum height limit, or the finished level of the roof, whichever is higher, provided that all such portions above four feet are set back at least six feet from a #street wall#, limited to a #lot coverage# not greater than 25 percent of the #lot coverage# of the roof and do not exceed:

# Height & Setback: Zoning Text : Article III (33-42) (33-42)

## Zoning Text

### What we know

- OasisNYC.Net
- Zoning Map
- Digital Tax Map
- NYC Zoning Text

### Use Group

### Article III

- FAR
- Bonus
- Yards
- Height & Setbacks
- Sky Exposure

### Alternate

- Setback
- Sky Exposure

### Special Downtown Brooklyn District

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- (i) in #Commercial Districts# mapped within #Residence Districts#, and in C3 and C4-1 Districts, a height of six feet;
  - (ii) in all other #Commercial Districts#, a height of 15 feet; and
  - (iii) when located on a bulkhead or other obstruction pursuant to paragraph (f) of this Section, a height of six feet;
- (3) on walls existing on April 30, 2012, projecting no more than 10 inches and occupying no more than 20 percent of the surface area of the #building# wall (as viewed in elevation) from which it projects.
- However, any installation on a roof with a slope greater than 20 degrees shall be limited to 18 inches in height, as measured perpendicular to the roof surface;
- (o) Spires or belfries;
  - (p) Vegetated roofs, not more than 3 feet, 6 inches in height, excluding vegetation, as measured from the maximum height limit, or the finished level of the roof as it existed on April 30, 2012, whichever is higher. On roofs with slopes greater than 20 degrees, vegetated roofs shall be limited to a height of 12 inches measured perpendicular to such roof surface;
  - (q) Weirs, check dams and other equipment for stormwater management, not more than 3 feet, 6 inches in height, as measured from the maximum height limit, or the finished level of the roof as it existed on April 30, 2012, whichever is higher;
  - (r) Wind energy systems on portions of #buildings# with a height of 100 feet or greater, provided that:
    - (1) the highest point of the wind turbine assembly does not exceed 55 feet;
    - (2) no portion of the wind turbine assembly is closer than 10 feet to any #lot line#; and
    - (3) in districts where new #residences# or new #joint living work quarters for artists# are allowed as-of-right or by special permit or authorization, or within 100 feet of such districts, the diameter of the swept area of the rotor does not exceed 15 feet;

# Maximum Height of Walls and Required Setbacks:

# Zoning Text: Article III (33-43) (33-432)

Zoning Text

What we know

- OasisNYC.Net
- Zoning Map
- Digital Tax Map
- NYC Zoning Text

Use Group

Article III

- FAR
- Bonus
- Yards
- Height & Setbacks
- Sky Exposure

Alternate

- Setback
- Sky Exposure

Special Downtown Brooklyn District

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(s) Window washing equipment mounted on a roof;

(t) Wire, chain link or other transparent fences.

(2/2/11)

**33-43**  
**Maximum Height of Walls and Required Setbacks**

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, if the front wall or other portion of a #building or other structure# is located at the #street line# or within the #initial setback distance# set forth in this Section, the height of such front wall or other portion of a #building or other structure# shall not exceed the maximum height above #curb level# set forth in this Section. Above such specified maximum height and beyond the #initial setback distance#, the #building or other structure# shall not penetrate the #sky exposure plane# set forth in this Section. The regulations of this Section shall apply except as otherwise provided in Sections 33-42 (Permitted Obstructions), 33-44 (Alternate Front Setbacks), 33-45 (Tower Regulations), 33-49 (Special Height Limitations), inclusive, 74-85 (Height and Setback Regulations for Residential Buildings) or 85-04 (Modifications of Bulk Regulations).

**Narrow Street 20' Initial**  
**Wide Street 15' Initial**  
**Allowed 85' or six #stories#**

within which such #Commercial District# is mapped and, except as otherwise set forth in this Section, shall be as set forth in the following table:

MAXIMUM HEIGHT OF  
FRONT WALL AND REQUIRED FRONT SETBACKS

**33-432**  
**In other Commercial Districts**

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

(a) In the districts indicated, the maximum height of a front wall and the required front setback of a #building or other structure#, except as otherwise set forth in this Section, shall be as set forth in the following table:

MAXIMUM HEIGHT OF  
FRONT WALL AND REQUIRED FRONT SETBACKS

#Initial Setback Distance# (in feet)	#Building or Other Structure# within the	Height above the #Street Line#	Slope over #Zoning Lot# (Expressed as a Ratio of Vertical Distance to Horizontal Distance)	
			On #Narrow Street#	On #Wide Street#
On	On			

#Narrow Street#	#Wide Street#	#Initial Setback Distance# (in feet)	Vertical Distance	zontal Distance	Vertical Distance	zontal Distance
Within C3 C4-1 C8-1						
20	15	30 feet or two #stories#, whichever is less	30	1 to 1	1 to 1	
Within C1-6 C2-6 C4-2 C4-3 C4-4 C4-5 C7 C8-2 C8-3						
20	15	60 feet or four #stories#, whichever is less	60	2.7 to 1	5.6 to 1	
Within C1-7 C1-8 C1-9 C2-7 C2-8 C4-2F C4-6 C4-7 C5 C6 C8-4						
20	15	85 feet or six #stories#, whichever is less	85	2.7 to 1	5.6 to 1	

However, in accordance with the provisions of Section 32-42 (Location within Buildings), in C1, C2 or C3 Districts, no #commercial building#, or portion thereof, occupied by non-#residential uses# listed in Use Group 6A, 6B, 6C, 6F, 7, 8, 9 or 14 shall exceed in height 30 feet or two #stories#,

# Sky Exposure Plane

# Zoning Text: Article III (33-432)

Zoning Text

What we know

- OasisNYC.Net
- Zoning Map
- Digital Tax Map
- NYC Zoning Text

Use Group

Article III

- FAR
- Bonus
- Yards
- Height & Setbacks
- Sky Exposure

Alternate

- Setback
- Sky Exposure

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**33-432**  
**In other Commercial Districts**

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

(a) In the districts indicated, the maximum height of a front wall and the required front setback of a #building or other structure#, except as otherwise set forth in this Section, shall be as set forth in the following table:

MAXIMUM HEIGHT OF FRONT WALL AND REQUIRED FRONT SETBACKS

#Initial Setback Distance# (in feet)	#Building or Other Structure# within the	Height above the #Street Line#	Slope over #Zoning Lot# (Expressed as a Ratio of Vertical Distance to Horizontal Distance)	
			On #Narrow Street#	On #Wide Street#
On	On			

Maximum Height of a Front Wall or other portion of a #Building or Other Structure# within the #Street Line#

→ #Sky Exposure Plane#

#Narrow Street#	#Wide Street#	#Initial Setback Distance#	(in feet)	Vertical Distance	zontal Distance	Vertical Distance	zontal Distance
Within C3 C4-1 C8-1							
20	15	30 feet or two #stories#, whichever is less	30	1	to 1	1	to 1
Within C1-6 C2-6 C4-2 C4-3 C4-4 C4-5 C7 C8-2 C8-3							
20	15	60 feet or four #stories#, whichever is less	60	2.7	to 1	5.6	to 1
Within C1-7 C1-8 C1-9 C2-7 C2-8 C4-2F C4-6 C4-7 C5 <b>C6</b> C8-4							
20	15	85 feet or six #stories#, whichever is less	85	2.7	to 1	5.6	to 1
				Narrow		Wide	

However, in accordance with the provisions of Section 32-42 (Location within Buildings), in C1, C2 or C3 Districts, no #commercial building#, or portion thereof, occupied by non-#residential uses# listed in Use Group 6A, 6B, 6C, 6F, 7, 8,

SKY EXPOSURE PLANE  
IN OTHER COMMERCIAL DISTRICTS  
(23-632, 24-522, 33-432, 43-43)

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

(b) **Sky Exposure Plane takes affect at 85' above ground**

(1) **Narrow street 2.7(v) to 1(h)**

33- **Wide street 5.6(v) to 1(h)**

Sp (a) an R10 equivalent #Commercial Districts# without a letter suffix shall comply with the requirements of Section 23-634 (Special height and setback regulations in R10 Districts within Community District7, Borough of Manhattan).

# Alternate Front Setbacks

# Zoning Text: Article III (33-44) (33-442)

## Zoning Text

### What we know

- OasisNYC.Net
- Zoning Map
- Digital Tax Map
- NYC Zoning Text

### Use Group

### Article III

- FAR
- Bonus
- Yards
- Height & Setbacks
- Sky Exposure

### Alternate

- **Setback**
- Sky Exposure

### Special Downtown Brooklyn District

### Glossary

### Sample

### Assignment

### Wrap up

(b) Within the boundaries of Community District 9 in the Borough of Manhattan, all #buildings# located in R8 Districts north of West 125th Street shall be #developed# or #enlarged# pursuant to the #residential bulk# regulations of the Quality Housing Program.

(c) In C1 or C2 Districts mapped within R5D Districts, all #buildings or other structures# shall comply with the height and setback requirements of Section 23-60.

(2/2/11)

**33-44**  
**Alternate Front Setbacks**

C1 C2 C3 C4 C5 C6 C7 C8

In all districts as indicated, if an open area is provided along the full length of the #front lot line# with the minimum depth set forth in this Section, the provisions of Section 33-43 (Maximum Height of Walls and Required Setbacks) shall not apply. The minimum depth of such open area shall be measured perpendicular to the #front lot line#. However, in such instances, except as otherwise provided in Sections 33-42 (Permitted Obstructions), 33-45 (Tower Regulations) or 85-04 (Modifications of Bulk Regulations), no #building or other structure# shall penetrate the alternate #sky exposure plane# set forth in this Section, and the #sky exposure plane# shall be measured from a point above the #street line#.

If the open area provided under the terms of this Section is a #public plaza#, such open area may be counted for the bonus provided for a #public plaza# in the districts indicated in Section 33-13 (Floor Area Bonus for a Public Plaza).

**Open Area Provided Along  
the Full Length of the  
#front lot line#**

(  
3  
I  
D  
C  
I  
r  
be determined by the #Residence District# in which such

**33-442**  
**In other Commercial Districts**

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

In the districts indicated, the alternate front setback regulations applicable to a #building or other structure# shall be as set forth in the following table:

**ALTERNATE REQUIRED FRONT SETBACKS**

Depth of Optional Front Open Area (in feet)		Height above #Street Line# (in feet)	Alternate #Sky Exposure Plane#			
			Slope over #Zoning Lot# (Expressed as a Ratio of Vertical Distance to Horizontal Distance)			
On #Narrow Street#	On #Wide Street#		On #Narrow Street#	On #Wide Street#	Vertical Distance	Horizontal Distance
Within C3 C4-1 C8-1						
15	10	30	1.4 to 1		1.4 to 1	
Within C1-6 C2-6 C4-2 C4-3 C4-4 C4-5 C7 C8-2 C8-3						
15	10	60	3.7 to 1		7.6 to 1	
Within C1-7 C1-8 C1-9 C2-7 C2-8 C4-2F C4-6 C4-7 C5 <u>C6</u> C8-4						
15	10	<u>85</u>	<u>3.7 to 1</u>		<u>7.6 to 1</u>	

However, in accordance with the provisions of Section 32-42 (Location within Buildings), in C1, C2 or C3 Districts, no #commercial building# or portion thereof occupied by #uses# listed in Use Group 6A, 6B, 6C, 6F, 7, 8, 9 or 14 shall exceed in height 30 feet or two #stories#, whichever is less.

In C4-1 or C8-1 Districts, for #community facility buildings# or #buildings# used for both #community facility use# and #commercial use#, the maximum height above #street line# shall be 35 feet or three #stories#, whichever is less.

# Alternate Sky Exposure Tower Regulations

# Zoning Text: Article III (33-442) (33-451)

## Zoning Text

### What we know

- OasisNYC.Net
- Zoning Map
- Digital Tax Map
- NYC Zoning Text

### Use Group

### Article III

- FAR
- Bonus
- Yards
- Height & Setbacks
- Sky Exposure

### Alternate

- Setback
- Sky Exposure

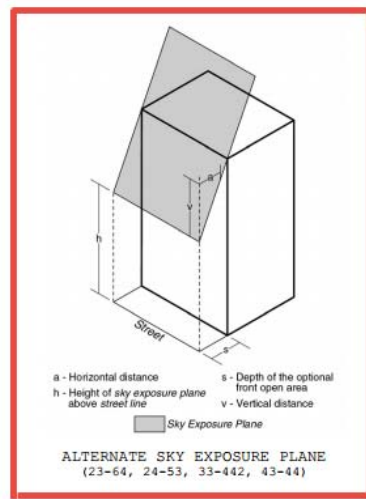
### Special Downtown Brooklyn District

### Glossary

### Sample

### Assignment

### Wrap up



ALTERNATE SKY EXPOSURE PLANE  
(23-64, 24-53, 33-442, 43-44)

(12/15/61)

**33-45**  
**Tower Regulations**

(2/2/11)

**33-451**  
**In certain specified Commercial Districts**

C4-7 C5-2 C5-3 C5-4 C5-5 C6-4 C6-5 C6-6 C6-7 C6-8 C6-9

In the districts indicated, any #buildings# or portions thereof which in the aggregate occupy not more than 40 percent of the #lot area# of a #zoning lot# or, for #zoning lots# of less than 20,000 square feet, the percent set forth in Section 33-454 (Towers on small lots), may penetrate an established #sky

exposure plane#. (Such #building# or portion thereof is hereinafter referred to as a tower.) At any given level, except where the provisions set forth in Section 33-455 (Alternate regulations for towers on lots bounded by two or more streets) or 33-456 (Alternate setback regulations on lots bounded by two or more streets) or 33-457 (Tower setbacks on narrow blocks) are applicable and where the option is taken to be governed by such provisions, such tower may occupy any portion of the #zoning lot# not located less than 15 feet from the #street line# of a #narrow street#, or less than 10 feet from the #street line# of a #wide street#, provided that the aggregate area so occupied within 50 feet of a #narrow street# shall not exceed 1,875 square feet and the aggregate area so occupied within 40 feet of a #wide street# shall not exceed 1,600 square feet.

If all of the #buildings# on a #zoning lot# containing such tower do not occupy at any level more than the maximum percent of the #lot area# set forth in this Section or Section 33-454 for towers, the tower may occupy any portion of the #zoning lot# located 20 feet or more from the #street line# of a #narrow street# or 15 feet or more from the #street line# of a #wide street#, provided that the aggregate area so occupied within 50 feet of a #narrow street# shall not exceed 2,250 square feet and the aggregate area so occupied within 40 feet of a #wide street# shall not exceed 2,000 square feet.

Unenclosed balconies, subject to the provisions of Section 24-165 (Balconies in R3 through R10 Districts), are permitted to project into or over open areas not occupied by towers.

(6/29/94)

**33-452**  
**Community facility buildings in C1 or C2 Districts when mapped within R7-2, R8, R9 or R10 Districts**

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

In the districts indicated, when mapped within an R7-2, R8, R9, or R10 Districts, the provisions set forth in Section 33-451 (In certain specified Commercial Districts) shall apply to any #community facility building#. If a #building# is used for both #community facility# and #commercial uses#, no portion of such #building# occupied by #commercial use# shall penetrate the #sky exposure plane# as set forth in Sections 33-43 (Maximum Height of Walls and Required Setbacks) or 33-44 (Alternate Front Setbacks).

# Special Downtown Brooklyn District : Article X

## Zoning Text

### What we know

- OasisNYC.Net
- Zoning Map
- Digital Tax Map
- NYC Zoning Text

### Use Group

### Article III

- FAR
- Bonus
- Yards
- Height & Setbacks
- Sky Exposure

### Alternate

- Setback
- Sky Exposure

## Special Downtown Brooklyn District

### Glossary

### Sample

### Assignment

### Wrap up

Article X - Special Purpose Districts	
Chapter (Size)	Contents
<a href="#">Chapter 1 (2.1 mb)</a>	<a href="#">Special Downtown Brooklyn District -- (DB)</a> <ul style="list-style-type: none"><li>• 101-00 General Purposes</li><li>• 101-10 Special Use Regulations</li><li>• 101-20 Special Bulk Regulations</li><li>• 101-30 Special Provisions Within Height Limitation Areas</li><li>• 101-40 Mandatory District Plan Elements</li><li>• 101-50 Off-Street Parking and Off-Street Loading Regulations</li><li>• 101-60 Fulton Mall Subdistrict</li><li>• 101-70 Atlantic Avenue Subdistrict</li><li>• 101-80 Special Permits</li><li>• Appendix A - Atlantic Avenue Subdistrict: Buildings Conforming to the Specified Building Type</li><li>• Appendix B - Atlantic Avenue Subdistrict: Storefronts Conforming to the Specified Storefront Type</li><li>• Appendix C - Atlantic Avenue Subdistrict: Permitted Wall Finishes for Street Walls</li><li>• Appendix D - Atlantic Avenue Subdistrict: Permitted Trim Finishes (For storefronts, cornices, window sash, shutters or trim)</li><li>• Appendix E - Special Downtown Brooklyn District Maps (1-7)</li></ul>

(4/30/08)

## Appendix E Special Downtown Brooklyn District Maps

Map 1 Special Downtown Brooklyn District and Subdistricts



- Special Downtown Brooklyn District
- AA Atlantic Avenue Subdistrict
- FM Fulton Mall Subdistrict

Zoning Text

What we know

- OasisNYC.Net
- Zoning Map
- Digital Tax Map
- NYC Zoning Text

Use Group

Article III

- FAR
- Bonus
- Yards
- Height & Setbacks
- Sky Exposure

Alternate

- Setback
- Sky Exposure

Special Downtown  
Brooklyn District

Glossary

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Wrap up

# Special Downtown Brooklyn District : Article X

ZONING RESOLUTION Web Version

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THE CITY OF NEW YORK



THE CITY OF NEW YORK  
Bill de Blasio, Mayor

CITY PLANNING COMMISSION

Article X: Special Purpose Districts  
Chapter 1: Special Downtown Brooklyn District

Effective date of most recently amended section of Article X Chapter 1: 6/17/13

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Date of file creation: Web version of Article X Chapter 1: 01/01/14

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(7/26/01)

Article X  
Special Purpose Districts

Chapter 1  
Special Downtown Brooklyn District

(2/2/11)

101-00  
GENERAL PURPOSES

The "Special Downtown Brooklyn District" established in this Resolution is designed to promote and protect public health, safety and general welfare. These general goals include, among others, the following specific purposes:

- (a) to strengthen the business core of Downtown Brooklyn by improving the working and living environments;
- (b) to foster development in Downtown Brooklyn and provide direction and incentives for further growth where appropriate;
- (c) to create and provide a transition between the Downtown commercial core and the lower-scale residential communities of Fort Greene, Boerum Hill, Cobble Hill and Brooklyn Heights;
- (d) to encourage the design of new buildings that are in character with the area;
- (e) to preserve the historic architectural character of development along certain streets and avenues and the pedestrian orientation of ground floor uses, and thus safeguard the vitality of Downtown Brooklyn;
- (f) to improve the quality of development in Downtown Brooklyn by fostering the provision of specified public amenities in appropriate locations;
- (g) to improve visual amenity by establishing special sign regulations within the Fulton Mall and Atlantic Avenue Subdistricts; and
- (h) to promote the most desirable use of land and building development for Downtown Brooklyn and thus conserve the value of land and buildings and thereby protect the City's tax revenues.

# Special Downtown Brooklyn District : Article X (101-222)

## Zoning Text

### What we know

- OasisNYC.Net
- Zoning Map
- Digital Tax Map
- NYC Zoning Text

### Use Group

### Article III

- FAR
- Bonus
- Yards
- Height & Setbacks
- Sky Exposure

### Alternate

- Setback
- Sky Exposure

## Special Downtown Brooklyn District

### Glossary

### Sample

### Assignment

### Wrap up

## 101-222

### Standard height and setback regulations

R7-1

C5-4 C6-1 C6-4

In the districts indicated, except C6-1A Districts, a #building or other structure# shall not exceed the applicable maximum #building# height set forth in the table in this Section. Furthermore, any portion of a #building or other structure# that exceeds the applicable maximum base height shall be set back at least 10 feet from a #wide street line# and at least 15 feet from a #narrow street line#.

#### MAXIMUM BASE HEIGHTS AND MAXIMUM BUILDING HEIGHTS IN C2-4/R7-1, C5-4, C6-1 AND C6-4 DISTRICTS

District	Maximum Base Height		Maximum #building# Height	
	Beyond 100 feet of a #wide street#	Within 100 feet of a #wide street#	Beyond 100 feet of a #wide street#	Within 100 feet of a #wide street#
C2-4/R7-1	85	85	160	160
C5-4 C6-1 <u>C6-4</u>	125	150	185	210
C6-4.5	125	150	250	250

### Maximum Base Height

Within 100' of wide street (150')  
Beyond 100' of wide street (125')

### Maximum Building Height

Within 100' of wide street (210')  
Beyond 100' of wide street (185')

## Zoning Text

### What we know

- OasisNYC.Net
- Zoning Map
- Digital Tax Map
- NYC Zoning Text

### Use Group

### Article III

- FAR
- Bonus
- Yards
- Height & Setbacks
- Sky Exposure

### Alternate

- Setback
- Sky Exposure

### Special Downtown Brooklyn District

## Glossary

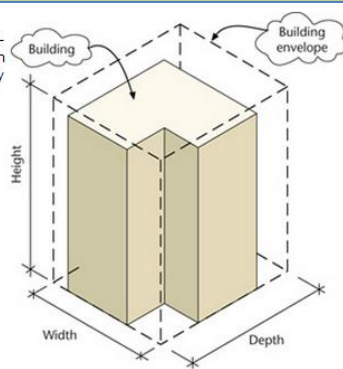
### Sample

### Assignment

### Wrap up

#### 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.



#### Bulk\*

Bulk regulations are the combination of controls (lot size, floor area ratio, lot coverage, open space, yards, height and setback) that determine the maximum size and placement of a building on a zoning lot.

#### Lot Line or Zoning Lot Line\*

A lot line or a zoning lot line is a boundary of a zoning lot.

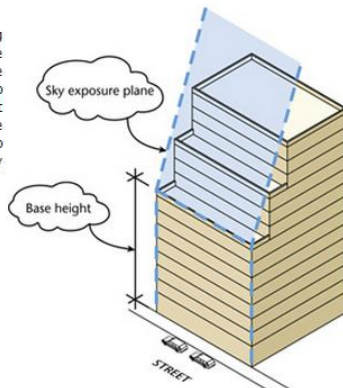
A **front lot line\***, also known as a street line, is that portion of a zoning lot line that fronts upon a street.

A **rear lot line\*** is any lot line that is generally parallel to a street line bounding the zoning lot and does not intersect a street line.

A **side lot line\*** is any lot line that is neither a front lot line nor a rear lot line.

#### Sky Exposure Plane\*

A sky exposure plane is a virtual sloping plane that begins at a specified height above the street line and rises inward over the zoning lot at a ratio of vertical distance to horizontal distance set forth in district regulations. A building may not penetrate the sky exposure plane which is designed to provide light and air at street level, primarily in medium- and higher-density districts.



# Glossary of Terms:

#### Story\*

A story is that part of a building between the surface of one floor and the ceiling immediately above. A cellar does not count as a story.

#### Street\*

A street is any road (other than a private road), highway, parkway, avenue, alley or other way shown on the City Map, or a way at least 50 feet wide and intended for public use which connects a way shown on the City Map to another such way or to a building or structure. A street refers to the entire public right-of-way (including public sidewalks).

A **narrow street\*** is a street that is less than 75 feet wide.

A **wide street\*** is a street that is 75 feet or more in width. Most bulk regulations applicable to wide streets are also applicable to buildings on intersecting streets within 100 feet of a wide street.

#### Street Line\*

A street line is a front lot line separating the zoning lot from the street.

#### Street Wall\*

A street wall is a wall or portion of a wall of a building facing a street.

#### Variance

A variance is a discretionary action by the Board of Standards and Appeals which grants relief from the use and bulk provisions of the Zoning Resolution to the extent necessary to permit a reasonable or practical use of the land. A variance may be granted, after a public hearing, when unique conditions on a specific parcel of land would cause the property owner practical difficulty and undue hardship if it were developed pursuant to applicable provisions.

#### 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. Yard regulations ensure light and air between structures.

A **front yard\*** extends along the full width of a front lot line. In the case of a corner lot, any yard extending along the full length of a street line is considered a front yard. (See also [Setbacks, Front Yard or Ground Level](#))

A **rear yard\*** extends from the full width of a rear lot line. In residential districts, the minimum depth of a rear yard is 30 feet, except in R2X districts. In commercial, manufacturing and R2X districts, the minimum depth of a rear yard is 20 feet. A corner lot is not required to have a rear yard.

In commercial and manufacturing districts, and for some community facility buildings in residence districts, the rear yard may be occupied entirely by a single-story building up to a height of 23 feet.

A **rear yard equivalent\*** is an open area on a through lot required to comply with rear yard regulations.

A **side yard\*** extends along a side lot line from the required front yard, or from the front lot line if no front yard is required, to the required rear yard, or to the rear lot line if no rear yard is required. In the case of a corner lot, any yard that is not a front yard is considered a side yard.

# Sample 1

## • Add Calculations, All Relevant Zoning Text

### Zoning Text

- What we know
- OasisNYC.Net
  - Zoning Map
  - Digital Tax Map
  - NYC Zoning Text

### Use Group

- Article III
- FAR
  - Bonus
  - Yards
  - Height & Setbacks
  - Sky Exposure

- Alternate
- Setback
  - Sky Exposure

### Special Downtown Brooklyn District

### Glossary

### Sample

### Assignment

### Wrap up

<p><b>SITE PLAN DIAGRAM</b> 1/16" = 1'0"</p> <p>LOT COVERAGE % AS PER ZR XX-XX</p> <p>LOT AREA SQ. FT.</p> <p>20' REAR YARD AS PER ZR XX-XX</p> <p>15'</p> <p>20'</p> <p>45'</p> <p>80'</p> <p>NO SIDE YARD AS PER ZR XX-XX</p> <p>100'</p> <p>20'</p> <p>20'</p> <p>20'</p> <p>NO FRONT YARD AS PER ZR XX-XX</p> <p>SIDEWALK</p> <p>107' TO NEAREST CORNER</p> <p>78' TO NEAREST CORNER</p> <p>STREET TREE PLANTING AS PER ZR XX-XX</p> <p>NARROW STREET</p>	<p><b>LEGEND</b></p> <p>C1-6A RESIDENTIAL DISTRICT EQUIVALENT R7A QUALITY HOUSING PROGRAM</p> <p><input type="checkbox"/> PROPOSED BUILDING</p> <p>— ZONING LOT LINE</p> <p> PERMITTED OBSTRUCTION</p> <p>--- MAXIMUM BUILDING ENVELOPE</p> <p>--- MAXIMUM DORMER ENVELOPE</p> <p> EXISTING TREE</p> <p> PROPOSED TREE</p>	<p><b>AXONOMETRIC DIAGRAM</b> NOT TO SCALE</p> <p><b>REQUIRED SETBACKS</b> FRONT : AS PER ZR XX-XX REAR : AS PER ZR XX-XX SIDE : AS PER ZR XX-XX</p> <p><b>PERMITTED OBSTRUCTIONS</b> AS PER ZR XX-XX AS PER ZR XX-XX</p> <p>56' STREET WALL AS PER ZR XX-XX</p> <p>74' BUILDING HEIGHT AS PER ZR XX-XX</p> <p>74'</p> <p>56'</p> <p>20'</p> <p>15'</p> <p>20'</p> <p>NARROW STREET</p>	<p><b>NYC Buildings</b></p> <p><b>ZD1 Zoning Diagram</b> <i>Must be typewritten.</i></p> <p><input checked="" type="checkbox"/> Orient and affix BIS job number sheet here <input type="checkbox"/></p> <p>Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15. <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><b>Location Information</b> House No(s) _____ Street Name _____ Borough _____ Block _____ Lot _____ BIN _____</p> <p>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 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.</p> <p>NAME (PLEASE PRINT) _____</p> <p>SIGNATURE _____ DATE _____</p> <p>P.E.R.A. SEAL (APPLY SEAL, SIGN AND DATE OVER SEAL)</p> <p>Internal Use Only</p> <p>BIS Doc # _____</p> <p>PLAN EXAMINERS SIGN AND DATE _____ ISSUANCE 7/00</p>
<p><b>SECTION DIAGRAM</b> NOT TO SCALE</p> <p>74' BUILDING HEIGHT AS PER ZR XX-XX</p> <p>56' STREET WALL AS PER ZR XX-XX</p> <p>74'</p> <p>56'</p>			

## Zoning Text

### What we know

- OasisNYC.Net
- Zoning Map
- Digital Tax Map
- NYC Zoning Text

### Use Group

### Article III

- FAR
- Bonus
- Yards
- Height & Setbacks
- Sky Exposure

### Alternate

- Setback
- Sky Exposure

### Special Downtown Brooklyn District

### Glossary

### Sample

## Assignment

### Wrap up

# Zoning Sheet Minimum Requirements

- **Consider the following:**
  - **Zoning District**
  - **Use Group**
  - **Narrow/wide streets**
  - **Side, Front and Rear Yard Setback requirements**
  - **Street Wall & Sky Exposure plane requirements**
  - **Special District**
- **Zoning Sheet (Z-101)**
- **Environs Map, Zoning Map, Site Plan, Isometric Massing, Sections, Dimensions, Scale, Calculations, legend**
- **Zoning Text Sheet (Z-102)**

## Zoning Text

### What we know

- OasisNYC.Net
- Zoning Map
- Digital Tax Map
- NYC Zoning Text

### Use Group

### Article III

- FAR
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- Yards
- Height & Setbacks
- Sky Exposure

### Alternate

- Setback
- Sky Exposure

### Special Downtown Brooklyn District

### Glossary

### Sample

### Assignment

## Wrap up

# Wrap Up

- ***Research the site***
- ***Review Step by Step***
- ***Review Zoning Terms***
- ***Complete Zoning Sheet – Drawings and diagrams***
- ***Complete Zoning Text Sheet – excerpts of all relevant zoning code. (do not include a glossary of terms)***