

Research for Site:

- The year the building was built was 1930
- Zoning: C6-2 Zoning map: 12D
- Lot Area: 4,904
- Commercial building
- Block 118
- Lot Depth: 100'
- Setbacks: 33-40 Height and Setback Regulations
- Sky exposure planes: no portion of such building occupied by commercial use shall penetrate the sky exposure plane.
- Street Wall Height: ???
- F.A.R. is 6.0

Districts	Maximum #Floor Area Ratio#
C3	0.50
C4-1 C8-1	1.00
C1-6 C1-7 C1-8 C1-9 C2-6 C2-7 C2-8 C7 C8-2 C8-3	2.00
C4-2A C4-3A	3.00
C4-2 C4-2F C4-3 C4-4 C4-4D C4-5 C4-6	3.40
C4-4A C4-4L C4-5A C4-5X C5-1	4.00
C4-5D	4.20
C8-4	5.00
C6-1 C6-2 C6-3	6.00
C6-3D	9.00
C4-7 C5-2 C5-4 C6-4 C6-5 C6-8	10.00

Notes:

NO side yards are required.

- if an open area extending along a side lot line is provided at any level, it shall be either be at least eight feet wide at every point; or 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 at its widest point
- Parapet can not be more than 4' in height.
- All mechanical Equipment must be screened on all sides.
- Roof thickness no more than 8"
- Roof top greenhouses permitted
- Exterior wall thickness can not be more than 8"
- Setback can not be more than 25' from narrow street line
- Setback can not be more than 20' from wide street line.

Currently:

- The building has no elevators
- It is not located in areas affected by tidal wetlands, freshwater wetlands, coastal erosion hazard area or special flood hazard.

Sources:

<http://www1.nyc.gov/assets/planning/download/pdf/zoning/zoning-text/art03c03.pdf?r=032216>

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

Depth of Optional Front Open Area (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#	Height above #Street Line# (in feet)	Vertical Distance	Horizontal Distance	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 C6 C8-4						
15	10	85	3.7	to 1	7.6	to 1

On #Narrow Street#	On #Wide Street#	Structure# within the #Initial Setback Distance#	the #Street Line# (in feet)	Vertical Distance	Horiz- ontal Distance	Vertical Distance	Hori- 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

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

FLOOR AREA BONUS

Districts	Permitted Additional Square Feet of #Floor Area# per Square Foot of #Arcade#
C1 or C2 when mapped within R9 or R10	3 square feet
C1-8 C1-9 C2-7 C2-8 C4-6 C4-7 C5 C6-3 C6-4 C6-5 C6-6 C6-7 C6-8 C6-9	
C6-1 C6-2	2 square feet

