



### ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

**Major Zoning Classifications:**  
 The number(s) and/or letter(s) that follows on R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT
- SPECIAL PURPOSE DISTRICT  
 The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.
- AREA(S) REZONED

**Effective Date(s) of Rezoning:**  
 03-20-2015 C 150052 ZMM

**Special Requirements:**  
 For a list of lots subject to CEQR environmental requirements, see APPENDIX C.  
 For a list of lots subject to "D" restrictive declarations, see APPENDIX D.  
 For Inclusionary Housing designated areas on this map, see APPENDIX F.

**MAP KEY**

12a	12c	13a
12b	<b>12d</b>	13b
16a	16c	17a

**ZONING MAP 12d**

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning, or contact the Zoning Information Desk at (212) 756-5291.

- 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#.
- 33-122  
 Commercial buildings in all 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 maximum #floor area ratio# for a #zoning lot# containing only #commercial uses# shall not exceed the #floor area ratio# set forth in the following table:
- | 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   | 2.00                       |
| 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 | 3.40                       |
| 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                      |
| C5-3 C5-5 C6-6 C6-7 C6-9        | 15.00                      |

- 33-13  
 Floor Area Bonus for a Public Plaza  
 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            | 10 square feet   |
| C6-6 C6-7 C6-9       | 10 square feet   |
| C4-7 C5-2 C5-4       | 6 square feet  |
| C6-1A C6-4 C6-5 C6-8 | 6 square feet  |
| C6-1 C6-2 C6-3       | 4 square feet  |

