

203 JAY STREET, BROOKLYN 11201

Commercial / Office Building

Owner: 203 JAY ST. ASSOCIAT

Block: 107 Lot: 1

Property Characteristics:

Lot Area: 38,143 sq ft (238' x 176')

of Buildings: 2 Year built: 1913

Building frontage: 175' (Building frontage along the street measured in feet.)

of floors: 7 Building Area: 109,956 sq ft

Total Units: 1 Residential Units: 0

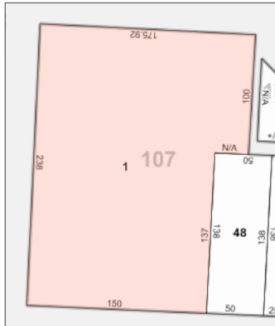
Primary zoning: C6-2 Commercial Overlay: None

Floor Area Ratio: 2.88

Max. Allowable Residential FAR: 6.02

Max. Allowable Commercial FAR: 6

Max. Allowable Facility FAR: 6.5



ZONING

Address

A.C.E

HIGH LINER

SLAB CELLAR

Project number 2-001

Date 10/20/11

Drawn by JACOBOWITZ

Professor Name JACOBOWITZ

Checked by JACOBOWITZ

Scale

30-442
Non-illuminated signs
In all districts, as indicated, non-illuminated signs with reflective sheeting not exceeding those shown in the following table are permitted:
Five times the maximum frontage of the zoning lot (in feet), but not more than 100 feet, for C6-3 C6-4 C6-5 C6-6 C6-7 C6-8 C6-9 C6-10 C6-11 C6-12 C6-13 C6-14 C6-15 C6-16 C6-17 C6-18 C6-19 C6-20 C6-21 C6-22 C6-23 C6-24 C6-25 C6-26 C6-27 C6-28 C6-29 C6-30 C6-31 C6-32 C6-33 C6-34 C6-35 C6-36 C6-37 C6-38 C6-39 C6-40 C6-41 C6-42 C6-43 C6-44 C6-45 C6-46 C6-47 C6-48 C6-49 C6-50 C6-51 C6-52 C6-53 C6-54 C6-55 C6-56 C6-57 C6-58 C6-59 C6-60 C6-61 C6-62 C6-63 C6-64 C6-65 C6-66 C6-67 C6-68 C6-69 C6-70 C6-71 C6-72 C6-73 C6-74 C6-75 C6-76 C6-77 C6-78 C6-79 C6-80 C6-81 C6-82 C6-83 C6-84 C6-85 C6-86 C6-87 C6-88 C6-89 C6-90 C6-91 C6-92 C6-93 C6-94 C6-95 C6-96 C6-97 C6-98 C6-99 C6-100

32-455
Height of signs in all other Commercial Districts
In the districts indicated, no permitted signs shall extend above fourth level at a height greater than the following:
Maximum Height (in feet) Districts
40 C6-1 C6-2 C6-3 C6-4 C6-5 C6-6 C6-7 C6-8 C6-9 C6-10 C6-11 C6-12 C6-13 C6-14 C6-15 C6-16 C6-17 C6-18 C6-19 C6-20 C6-21 C6-22 C6-23 C6-24 C6-25 C6-26 C6-27 C6-28 C6-29 C6-30 C6-31 C6-32 C6-33 C6-34 C6-35 C6-36 C6-37 C6-38 C6-39 C6-40 C6-41 C6-42 C6-43 C6-44 C6-45 C6-46 C6-47 C6-48 C6-49 C6-50 C6-51 C6-52 C6-53 C6-54 C6-55 C6-56 C6-57 C6-58 C6-59 C6-60 C6-61 C6-62 C6-63 C6-64 C6-65 C6-66 C6-67 C6-68 C6-69 C6-70 C6-71 C6-72 C6-73 C6-74 C6-75 C6-76 C6-77 C6-78 C6-79 C6-80 C6-81 C6-82 C6-83 C6-84 C6-85 C6-86 C6-87 C6-88 C6-89 C6-90 C6-91 C6-92 C6-93 C6-94 C6-95 C6-96 C6-97 C6-98 C6-99 C6-100

33-122
Commercial buildings in all other Commercial Districts
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
C6-1 C6-2 C6-3 6.00

33-123
Community facility buildings or buildings used for both community facility and commercial uses in all other Commercial Districts
In the districts indicated, the maximum floor area ratio for a zoning lot containing community facility uses, or for a zoning lot containing both Community and Community Facility uses, shall not exceed the floor area ratio set forth in the following table:
Districts Maximum Floor Area Ratio
C6-1 C6-2 C6-3 C6-4 C6-5 C6-6 C6-7 C6-8 C6-9 C6-10 C6-11 C6-12 C6-13 C6-14 C6-15 C6-16 C6-17 C6-18 C6-19 C6-20 C6-21 C6-22 C6-23 C6-24 C6-25 C6-26 C6-27 C6-28 C6-29 C6-30 C6-31 C6-32 C6-33 C6-34 C6-35 C6-36 C6-37 C6-38 C6-39 C6-40 C6-41 C6-42 C6-43 C6-44 C6-45 C6-46 C6-47 C6-48 C6-49 C6-50 C6-51 C6-52 C6-53 C6-54 C6-55 C6-56 C6-57 C6-58 C6-59 C6-60 C6-61 C6-62 C6-63 C6-64 C6-65 C6-66 C6-67 C6-68 C6-69 C6-70 C6-71 C6-72 C6-73 C6-74 C6-75 C6-76 C6-77 C6-78 C6-79 C6-80 C6-81 C6-82 C6-83 C6-84 C6-85 C6-86 C6-87 C6-88 C6-89 C6-90 C6-91 C6-92 C6-93 C6-94 C6-95 C6-96 C6-97 C6-98 C6-99 C6-100

33-113
Floor Area Bonus for a Public Plaza
Permitted Additional Square Feet of Floor Area per Square Foot of Public Plaza
Districts
C6-1 C6-2 C6-3 4 square feet

33-261
Beyond one hundred feet of a street line
In all districts, as indicated, for corner lots, and for facade lots that are bounded by two or more streets that are neither corner lots or through lots, the portion of a facade lot line beyond 100 feet of the nearest street that is intersected shall be considered a street lot line and a corner yard with a minimum depth of 20 feet shall be provided where such corner lot.

33-293
Required yards along district boundary coincident with side lot line of zoning lot in a Commercial District
In all districts, as indicated, along each portion of a side lot line of a zoning lot in a Commercial District that coincides with a street lot line of a zoning lot in an adjoining Residential District, an open area of fourth level of at least the width set forth in the following table shall be provided along such boundary within the Commercial District. Such an open area shall not be used for accessory off-street loading, or for storage or processing of any kind.
Districts Required Width of Yards (in feet)
C1 C2 C3 C4 C5 C6 C7 8

33-412
In other Commercial Districts
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 SETBACK
Maximum height of front wall (in feet) Minimum front setback (in feet) Districts
C6-1 C6-2 C6-3 C6-4 C6-5 C6-6 C6-7 C6-8 C6-9 C6-10 C6-11 C6-12 C6-13 C6-14 C6-15 C6-16 C6-17 C6-18 C6-19 C6-20 C6-21 C6-22 C6-23 C6-24 C6-25 C6-26 C6-27 C6-28 C6-29 C6-30 C6-31 C6-32 C6-33 C6-34 C6-35 C6-36 C6-37 C6-38 C6-39 C6-40 C6-41 C6-42 C6-43 C6-44 C6-45 C6-46 C6-47 C6-48 C6-49 C6-50 C6-51 C6-52 C6-53 C6-54 C6-55 C6-56 C6-57 C6-58 C6-59 C6-60 C6-61 C6-62 C6-63 C6-64 C6-65 C6-66 C6-67 C6-68 C6-69 C6-70 C6-71 C6-72 C6-73 C6-74 C6-75 C6-76 C6-77 C6-78 C6-79 C6-80 C6-81 C6-82 C6-83 C6-84 C6-85 C6-86 C6-87 C6-88 C6-89 C6-90 C6-91 C6-92 C6-93 C6-94 C6-95 C6-96 C6-97 C6-98 C6-99 C6-100

33-490
Height limitations for narrow buildings or enclosures
In the districts indicated, and in C1 and C2 districts mapped as such in the 2010 Zoning Resolution, the maximum height of a building or enclosure shall be as set forth in the following table:
Districts Maximum Height (in feet)
C6-1 C6-2 C6-3 C6-4 C6-5 C6-6 C6-7 C6-8 C6-9 C6-10 C6-11 C6-12 C6-13 C6-14 C6-15 C6-16 C6-17 C6-18 C6-19 C6-20 C6-21 C6-22 C6-23 C6-24 C6-25 C6-26 C6-27 C6-28 C6-29 C6-30 C6-31 C6-32 C6-33 C6-34 C6-35 C6-36 C6-37 C6-38 C6-39 C6-40 C6-41 C6-42 C6-43 C6-44 C6-45 C6-46 C6-47 C6-48 C6-49 C6-50 C6-51 C6-52 C6-53 C6-54 C6-55 C6-56 C6-57 C6-58 C6-59 C6-60 C6-61 C6-62 C6-63 C6-64 C6-65 C6-66 C6-67 C6-68 C6-69 C6-70 C6-71 C6-72 C6-73 C6-74 C6-75 C6-76 C6-77 C6-78 C6-79 C6-80 C6-81 C6-82 C6-83 C6-84 C6-85 C6-86 C6-87 C6-88 C6-89 C6-90 C6-91 C6-92 C6-93 C6-94 C6-95 C6-96 C6-97 C6-98 C6-99 C6-100

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Professor Name JACOBOWITZ

Checked by JACOBOWITZ

Scale

(9/24/13)

35-24
Special Street Wall Location and Height and Setback Regulations in Certain Districts

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

TABLE A
HEIGHT AND SETBACK FOR BUILDINGS
OR OTHER STRUCTURES
IN CONTEXTUAL DISTRICTS

District ³	Minimum Base Height	Maximum Base Height	#Building#	Maximum Height
C1 or C2 mapped in R8A	60	85		120
C1-7A C4-4D C6-2A				

TABLE B
HEIGHT AND SETBACK FOR BUILDINGS
IN NON-CONTEXTUAL DISTRICTS

District ³	Minimum Base Height	Maximum Base Height	#Building#	Maximum Height
C1 or C2 mapped in R8 ¹	60	85		120
C1-7 ¹ C4-2F ¹ C6-2 ¹				

(1/20/65)

36-342
Reduced requirements in other C1 or C2 Districts or in C4, C5 or C6 Districts

C1-6 C1-7 C1-8 C1-9 C2-6 C2-7 C2-8 C4-2 C4-3 C4-4 C4-5 C4-6 C4-7 C5 C6

In the districts indicated, for zoning lots⁴ of 10,000 or 15,000 square feet or less, the number of required ⁵accessory off-street parking spaces is as set forth in the following table:

REDUCED REQUIREMENTS FOR SMALL ZONING LOTS

#Lot Area#	Total #Dwelling Units#	District			
		C1-6	C2-6	C4-4	C4-5 C6-1
10,001 to 15,000 square feet	30				
	20	C1-7	C1-8	C1-9	C2-7 C2-8 C4-6 C4-7 C5 C6-2 C6-3 C6-4 C6-5 C6-6 C6-7 C6-8 C6-9

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Project number 2-101
Date 10/20/13
Drawn by JSD/MS/MS
Professor Name JSD
Checked by JSD
Scale

www.oasisnyc.net/map.aspx

www1.nyc.gov/site/planning/zoning/about-zoning.page

maps.nyc.gov/taxmap/map.htm?searchType=8&searchFeatureTypeName=EVERY_BBL&featureName=3001180001

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(10/9/13)

32-00
GENERAL PROVISIONS

In the area, which as a result of #zoning map# change 840260 ZMM is zoned C6-2A, existing lawful meat markets listed in Use Group 17A, in existing enclosed #buildings# erected prior to December 15, 1961, shall be a conforming #use#.

(10/13/10)

32-01
Special Provisions for Adult Establishments

(10/13/10)

32-01
Special Provisions for Adult Establishments

In addition to the applicable regulations for the #uses# listed in a permitted Use Group, #adult establishments# shall be subject to the following provisions:

- (a) #Adult establishments# are not permitted in C1, C2, C3, C4, C5, C6-1, C6-2 or C6-3 Districts.
- (b) In C6-4, C6-5, C6-6, C6-7, C6-8, C6-9, C7 or C8 Districts, no #adult establishment# shall be established less than 500 feet from a house of worship, a #school#, a #Residence District#, a C1, C2, C3, C4, C5-1, C6-1, C6-2 or C6-3 District, or a #Manufacturing District#, other than an M1-6M District, in which new #residences# or new #joint living-work quarters for artists# are allowed as-of-right or by special permit or authorization. No provisions or findings of such special permit or authorization which require an assessment of the impact of new #residences# or new #joint living-work quarters for artists# on #commercial# or #manufacturing uses# within a #Manufacturing District# shall be construed as a limitation on the scope of this provision. However, on or after October 25, 1995, an #adult establishment# that otherwise complies with the provisions of this paragraph shall not be rendered #non-conforming# if a house of worship or a #school# is established on or after April 10, 1995, within 500 feet of such #adult establishment#.

(5/8/13)

32-21

Use Group 12

C4 C6 C7 C8

Use Group 12 consists primarily of fairly large entertainment facilities that:

In C6-1, C6-2, C6-3 and C6-4 Districts, a minimum of four square feet of waiting area within the #zoning lot# shall be provided for each person permitted under the occupant capacity as determined by the New York City Building Code. The required waiting area shall be in an enclosed lobby and shall not include space occupied by stairs, corridors or restrooms. In these districts, the entrance to such #use# shall be a minimum of 100 feet from the nearest #Residential District# boundary.

(1/14/65)

32-412

In other Commercial Districts

C2 C3 C4 C6-1 C6-2 C6-3 C6-4 C6-6 C6-8 C6-9 C8

In the districts indicated, all such #uses# shall be located within #completely enclosed buildings# or within #buildings# which are #completely enclosed# except for store fronts or store windows which may be opened to serve customers outside the #building#.

32-642

Non-illuminated signs

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, non-illuminated signs with total surface areas not exceeding those shown in the following table are permitted:

Maximum Surface Area	District
50 square feet	C3
Three times the street frontage of the zoning lot (in feet), but in no event more than 150 sq. ft. for interior or through lots or 150 sq. ft. on each frontage for corner lots.	C1 C2
Three times the street frontage of the zoning lot (in feet), but in no event more than 200 sq. ft. for interior or through lots or 200 sq. ft. on each frontage for corner lots.	C5-1 C5-2 C5-3 C5-5
Five times the street frontage of the zoning lot (in feet), but in no event more than 500 sq. ft. for interior or through lots or 500 sq. ft. on each frontage for corner lots.	C4 C5-4 C6-1 C6-2 C6-3 C6-4 C6-6 C6-8 C6-9

(6/21/73)

32-644

Illuminated or flashing signs in C4, C5-4, C6 or C7 Districts

C4 C5-4 C6 C7

In the districts indicated, #illuminated# or #flashing signs# with total #surface areas# not exceeding those shown in the following table are permitted:

Maximum Surface Area (in square feet)	District
Five times the #street# frontage of the #zoning lot# (in feet), but in no event more than 500 square feet for #interior# or #through lots# or 500 square feet on each frontage for #corner lots#.	C4 C5-4 C6-1 C6-2 C6-3 C6-4 C6-6 C6-8 C6-9

(1/20/65)

32-655

Height of signs in all other Commercial Districts

C1 C2 C3 C4 C5 C6 C7

In the districts indicated, no permitted #sign# shall extend above #curb level# at a height greater than the following:

Maximum Height (in feet)	Districts
25	C1 C2 C3 C5-1 C5-2 C5-3 C5-5
40	C4 C5-4 C6-1 C6-2 C6-3 C6-4 C6-6 C6-8 C6-9

(1/20/65)

32-656

Height of signs above roof

C1 C2 C3 C4 C5 C6-1 C6-2 C6-3 C6-4 C6-6 C6-8 C6-9

In the districts indicated, no #sign# displayed from the wall of a #building or other structure# shall extend above the parapet wall or roof of such #building or other structure#, except that a vertical #sign#, the horizontal width of which, parallel to the wall, does not exceed 28 inches, may extend no higher than 15 feet above the roof level.

(3/11/65)

32-657

Roof signs

C1 C2 C3 C4 C5 C6-1 C6-2 C6-3 C6-4 C6-6 C6-8 C6-9

In the districts indicated, no #signs# shall be permitted on the roof of any #building#.

(2/27/01)

32-661

Additional regulations for signs other than advertising signs

C6-5 C6-7 C7 C8

In the districts indicated, and within 200 feet of an arterial highway or a #public park# with an area of one-half acre or more, no permitted #sign# that is within view of such arterial highway

(2/27/01)

32-661

Additional regulations for signs other than advertising signs

C6-5 C6-7 C7 C8

In the districts indicated, and within 200 feet of an arterial highway or a #public park# with an area of one-half acre or more, no permitted #sign# that is within view of such arterial highway



or #public park# shall exceed 500 square feet of #surface area#.

(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)

(10/11/12)

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#
C6-1 C6-2 C6-3	6.00

(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#
C1-6 C1-7 C2-6 C4-2F C4-4 C4-4D C4-5 C6-1 C6-2 C8-3 C8-4	6.50

(2/2/11)

33-13

Floor Area Bonus for a Public Plaza

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

(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

(12/15/61)

33-293

Required yards along district boundary coincident with side lot line of zoning lot in a Commercial District

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, along such portion of a #side lot line# of a #zoning lot# in a #Commercial District# that coincides with a #rear lot line# of a #zoning lot# in an adjoining #Residence District#, an open area at #curb level# of at least the width set forth in the following table shall be provided along such boundary within the #Commercial District#. Such an open area shall not be used for #accessory# off-street loading, or for storage or processing of any kind.

Districts	Required Width of #Yard# (in feet)
C1 C2 C3 C4 C5 C6 C7	8

(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).

(2/2/11)

33-432

In other Commercial Districts

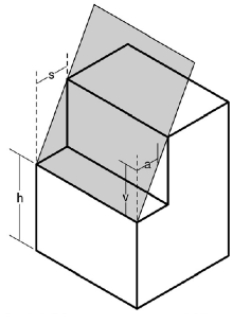
C1-6 C1-7 C1-8 C1-9 C2-6 C2-7 C2-8 C3 C4 C5 C6 C7 C8

- (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#	Maximum Height of a Front Wall or other portion of a #Building or Other Structure#	Height above the	#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#	within the #Initial Setback Distance#	#Street Line# (in feet)	Vertical Distance	Hori-zontal Distance	Vertical Distance	Hori-zontal Distance

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			



a - Horizontal distance s - Initial setback distance
 h - Height of sky exposure plane above street line v - Vertical distance
 Sky Exposure Plane

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 C6-3D C6-3X C6-4A C6-4X

(b) In the districts indicated, the height and setback regulations of Sections 33-43 through 33-457, inclusive, shall not apply. In lieu thereof, the provisions of Section 35-24 (Special Street Wall Location and Height and Setback Regulations in Certain Districts) shall apply.

(2/2/11)

**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	Vertical Distance	Horizontal Distance

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	

(6/29/94)

**33-453
Community facility buildings in certain specified Commercial Districts**

C1-6 C1-7 C1-8 C1-9 C2-6 C2-7 C2-8 C4-4 C4-5 C4-6 C5-1 C6-1 C6-2
C6-3 C8-3 C8-4

In the districts indicated, 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 Section 33-43 (Maximum Height of Walls and Required Setbacks) or 33-44 (Alternate Front Setbacks).

(2/2/11)

33-492

Height limitations for narrow buildings or enlargements

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

In the districts indicated, and in C1 and C2 Districts mapped within R7-2, R7D, R7X, R8, R9 and R10 Districts, the provisions of Section 23-692 (Height limitations for narrow buildings or enlargements) shall apply to portions of #buildings# with #street walls# less than 45 feet in width.

(6/12/96)

34-22

Modification of Floor Area and Open Space Regulations

C1 C2 C3 C4 C5 C6

In the districts indicated, the #floor area# and #open space# regulations as set forth in Section 23-14 (Minimum Required Open Space, Open Space Ratio, Maximum Lot Coverage and Maximum Floor Area Ratio) and 23-15 (Maximum Floor Area Ratio in R10 Districts), and made applicable to such districts in Section 34-11 (General Provisions), are modified as set forth in this Section.

(9/24/13)

35-24

Special Street Wall Location and Height and Setback Regulations in Certain Districts

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

TABLE A
HEIGHT AND SETBACK FOR BUILDINGS
OR OTHER STRUCTURES
IN CONTEXTUAL DISTRICTS

District ⁵	Minimum Base Height	Maximum Base Height	Maximum #Building# Height
C1 or C2 mapped in R7A C1-6A C2-6A C4-4A C4-4L C4-5A	40	65	80

TABLE B
 HEIGHT AND SETBACK FOR BUILDINGS
 IN NON-CONTEXTUAL DISTRICTS

District ³	Minimum Base Height	Maximum Base Height	Maximum #Building# Height
C1 or C2 mapped in R8 ¹ C1-7 ¹ C4-2F ¹ C6-2 ¹	60	85	120

(1/20/65)

36-342

Reduced requirements in other C1 or C2 Districts or in C4, C5 or C6 Districts

C1-6 C1-7 C1-8 C1-9 C2-6 C2-7 C2-8 C4-2 C4-3 C4-4 C4-5 C4-6 C4-7
 C5 C6

In the districts indicated, for #zoning lots# of 10,000 or 15,000 square feet or less, the number of required #accessory# off-street parking spaces is as set forth in the following table:

REDUCED REQUIREMENTS FOR
 SMALL ZONING LOTS

Parking Spaces
 Required as a
 Percent of

#Lot Area#	Total #Dwelling Units#	District
10,001 to 15,000 square feet	30	C1-6 C2-6 C4-4 C4-5 C6-1
	20	C1-7 C1-8 C1-9 C2-7 C2-8 C4-6 C4-7 C5 C6-2 C6-3 C6-4 C6-5 C6-6 C6-7 C6-8 C6-9

(10/11/12)

36-21

General Provisions

C1 C2 C3 C4 C5 C6 C7 C8

None required - C1-5 C1-6 C1-7 C1-8 C1-9 C2-5 C2-6 C2-7 C2-8
C4-4A C4-4L C4-5 C4-5A C4-5X C4-6 C4-7 C5 C6 C8-4