

BUILDING ZONE PLAN

MAP DESIGNATIONS AND MAP  
DESIGNATION RULES

BOARD OF ESTIMATE AND  
APPORTIONMENT

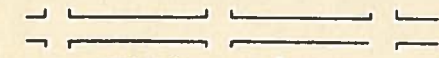
OF THE CITY OF  
NEW YORK




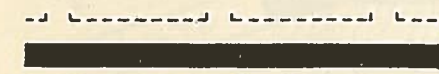
(ADOPTED JULY 25, 1916)

MAP DESIGNATIONS AND MAP DESIGNATION RULES ACCOMPANYING  
BUILDING ZONE RESOLUTION, ADOPTED JULY 25, 1916.

USE DISTRICT MAP DESIGNATIONS.

 *Residence District*  
*Within street*


 *Business District*  
*Within street*

 *Business District*  
*On side of street*

 *Business District*  
*Not within or on side of street*

 *Unrestricted District*  
*Within street*

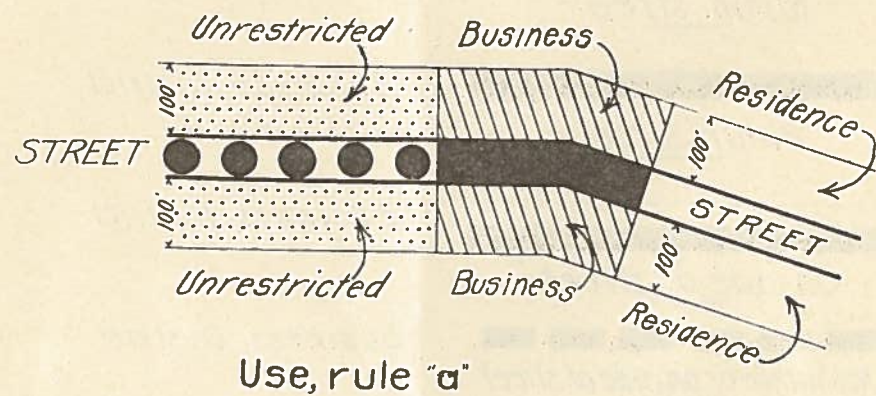
 *Unrestricted District*  
*Not within street*

 *Undetermined Area*  
*On side of street*

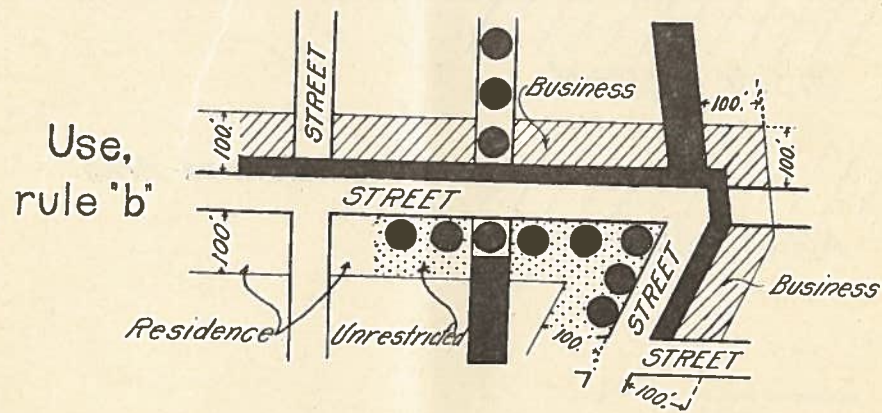
 *Undetermined Area*  
*Not on side of street*

USE DISTRICT MAP DESIGNATION RULES.

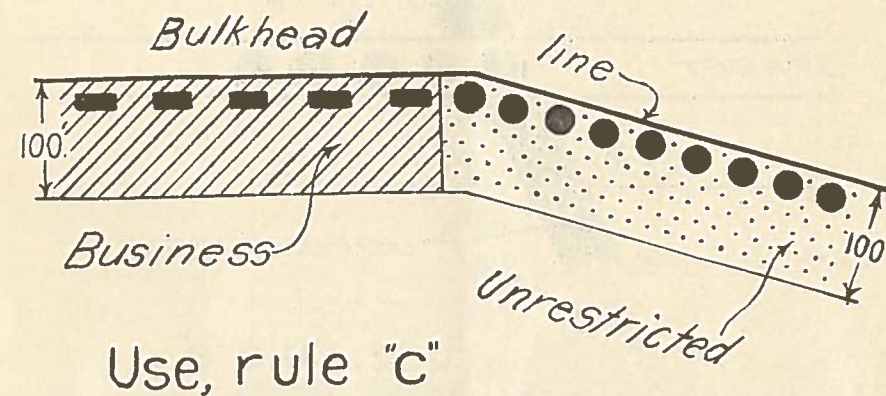
(a) The use district designated within a street shall include the areas adjoining the portion of the street so designated on each side of such street, between such street and lines parallel to and 100 feet distant measured at right angles from each side of such street and limited at either end by lines at right angles to such street at the termination of such designation; except that where there is a cross street on either side at such termination, such limiting line shall follow the center line of such cross street.



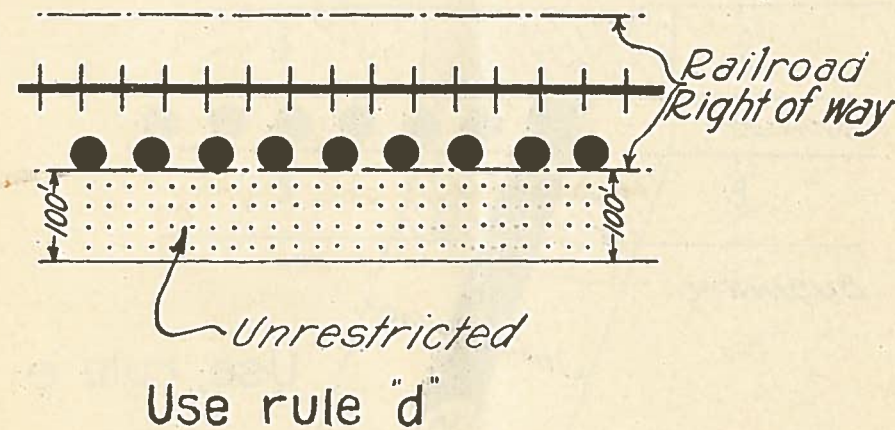
(b) The use district designated on the side of a street shall include the area on such side of the street adjoining the portion thereof so designated between such side of such street and lines parallel thereto and 100 feet distant therefrom, measured at right angles thereto, and limited at either end by lines at right angles to such designated side of such street at the termination of such designation; except that where there is a cross street at such termination the limiting line shall follow the center line of such cross street.



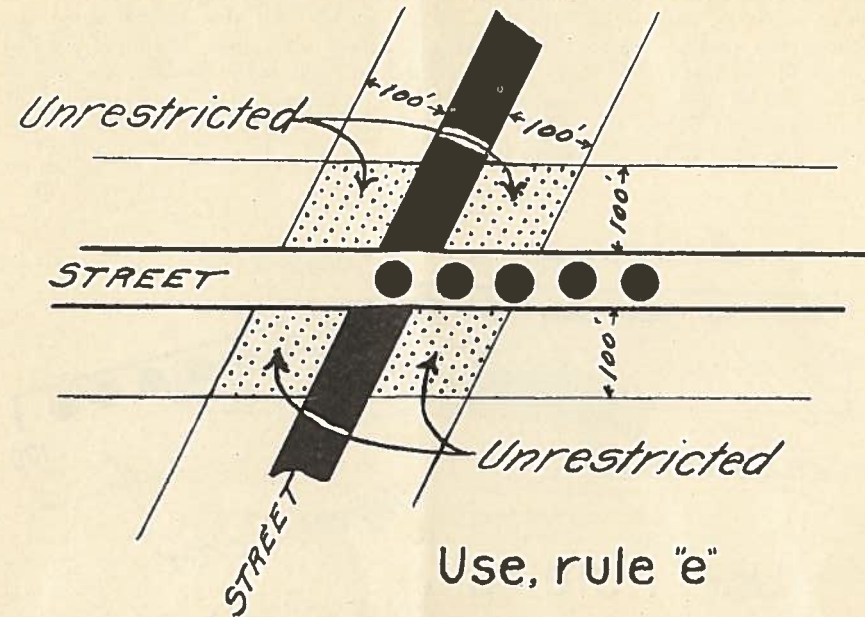
(c) The use district designated on the side of bulkhead lines, shore lines, boundary lines of a state, city, county, borough, United States reservation, public park or cemetery, shall include the area on the side of such lines so designated and adjoining the portion thereof so designated between such lines and lines parallel thereto and 100 feet distant therefrom, measured at right angles thereto, and limited at either end by lines at right angles to such lines so designated at the termination of such designation; except that where there is a cross street at such termination the limiting line shall follow the center line of such street.



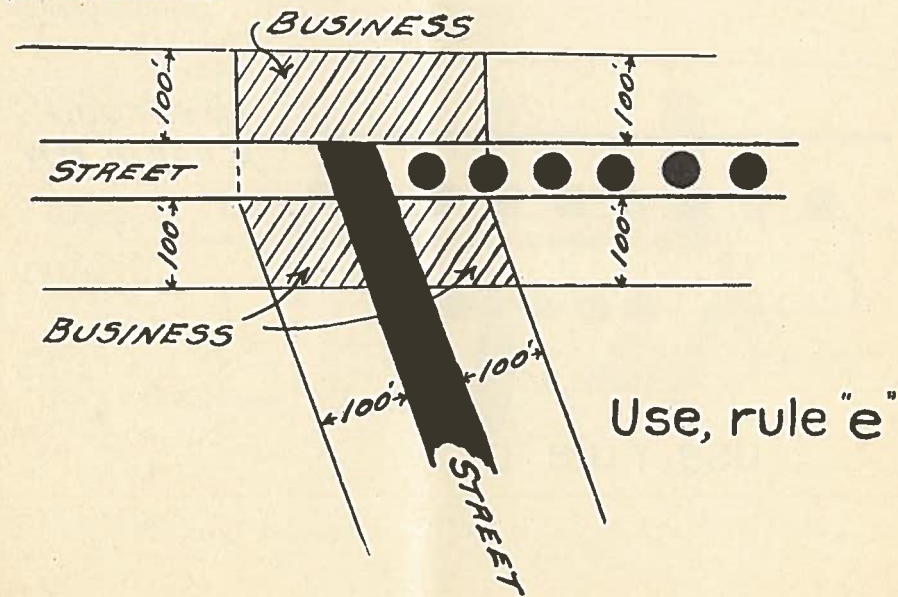
(d) The use district designated on the side of a railroad shall include the area on such side of the right of way of such railroad adjoining the portion so designated between such side of such right of way and lines parallel thereto and 100 feet distant therefrom, measured at right angles thereto, and limited at either end by lines at right angles to such side of such right of way at the termination of such designation; except that where there is a cross street at such termination the limiting line shall follow the center line of such street.



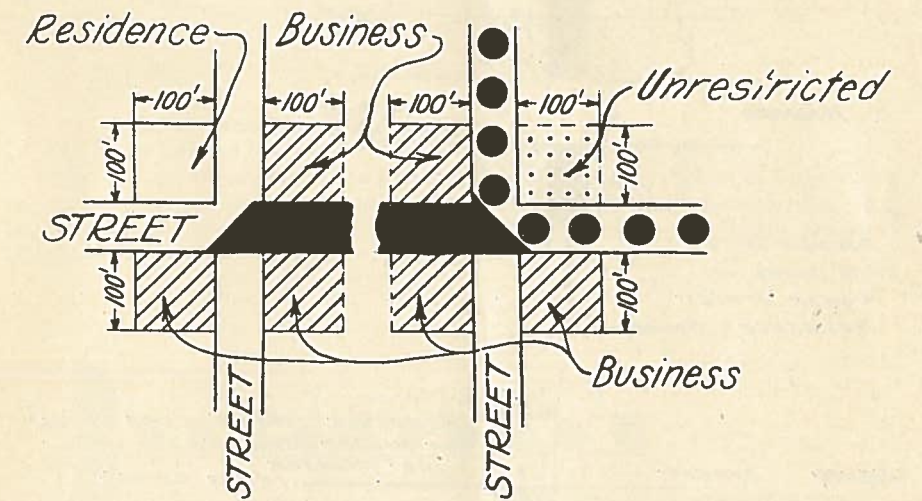
(e) Where a single use district designation is shown within the intersection of two or more streets the district so designated shall include the areas between the sides of such intersecting streets and lines parallel to and 100 feet distant from the sides of each of any two intersecting streets, measured at right angles thereto.



(e) (Continued) When, however, none of the intersecting streets continue across the intersection beyond one of said intersecting streets, the district designated in the intersection shall include the area adjoining the intersection of the uncrossed side of the latter street bounded by such side of such latter street and a line parallel thereto and 100 feet distant therefrom, measured at right angles thereto and by lines at right angles to the crossed side of such latter street at the corner farthest from the intersection of the areas at the street front on the crossed side which are governed by the above rule. Rule (e) shall control regardless of any designation within any of the intersecting streets; except that a designation on the side of a street shall control as provided in rule (b).

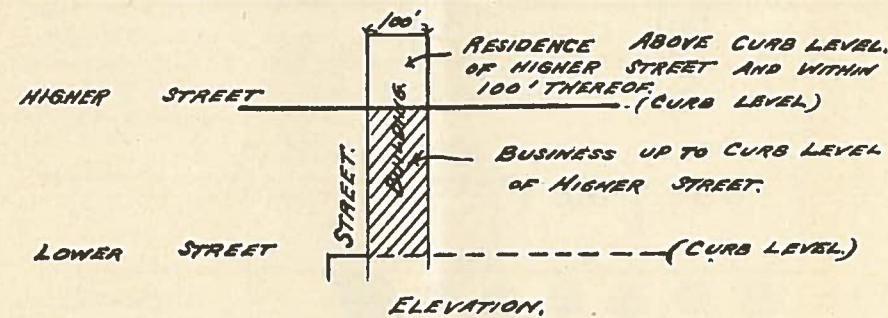
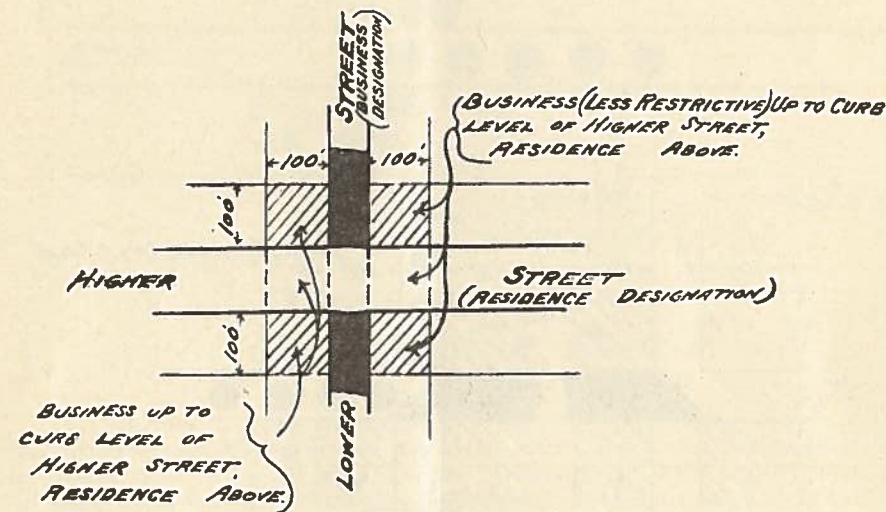


(f) Where one use district designation is shown in one part of a street intersection and another designation is shown in another part, each designation in the intersection shall govern as provided in rule (e), but only within those blocks actually touched by such designation in the intersection.



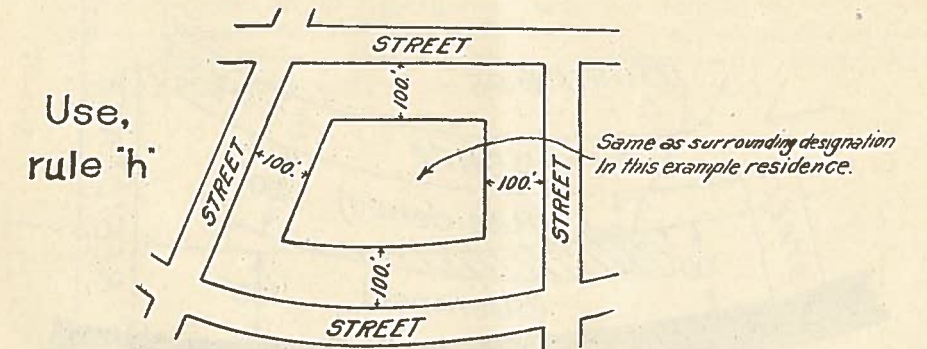
Use, rule "f"

(g) Where two streets cross each other at different levels and the use district designations within the two streets are different, the designation in the lower street shall govern the use of the adjoining areas according to rule (a), but if such use is less restrictive than that designated within the street at the upper level, the designation in the latter street shall govern exclusively above the curb level of the upper street, as provided in rule (a).



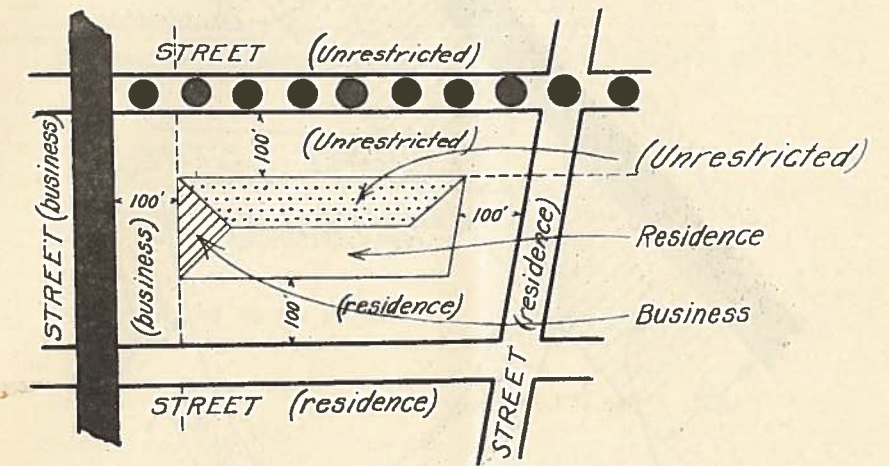
Use, rule 'g'

(h) A single use district designation completely surrounding an area shall govern the use of such area, except where such area or a part thereof is otherwise specifically indicated.



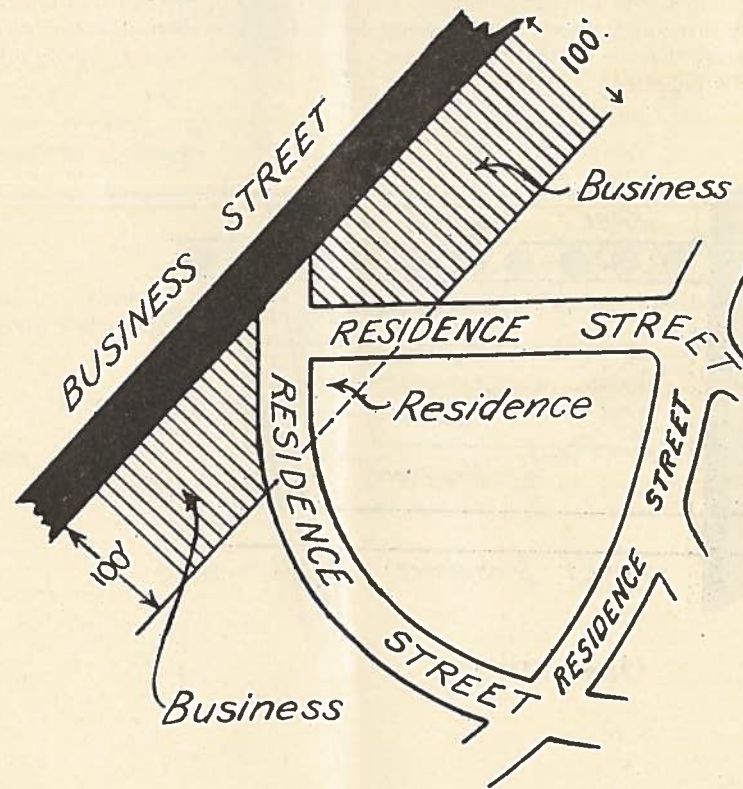
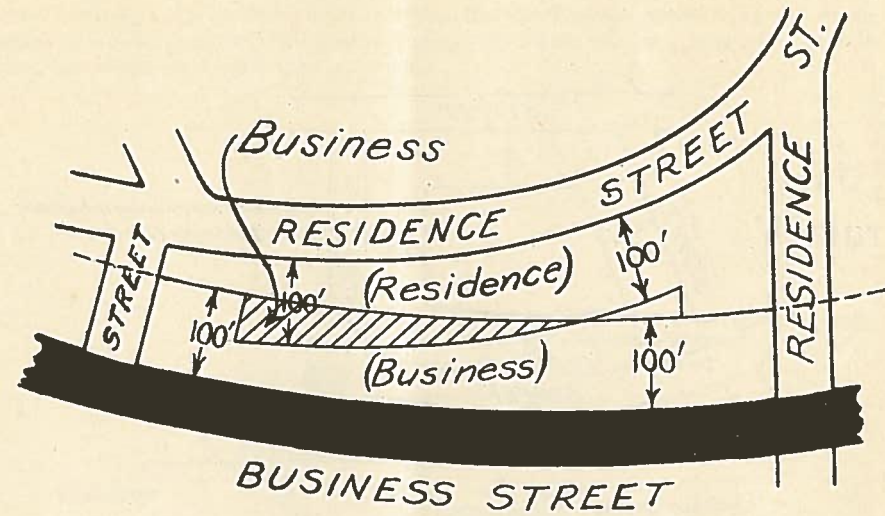
(i) An island not otherwise designated is an undetermined area.

(j) The use of any part of an area bounded by two or more district designations, or any area or part thereof not governed by express provision of these rules, shall be governed by the district designation nearest thereto, except where otherwise specifically indicated.



Use, rule 'j'

(k) Where under the preceding rules a use district of one class would overlap a use district of another class, the area that would be common to both districts under the above rules shall be included in the district having the less restrictive regulations, but the area so included shall not extend across a street within which a more restrictive district designation is shown.

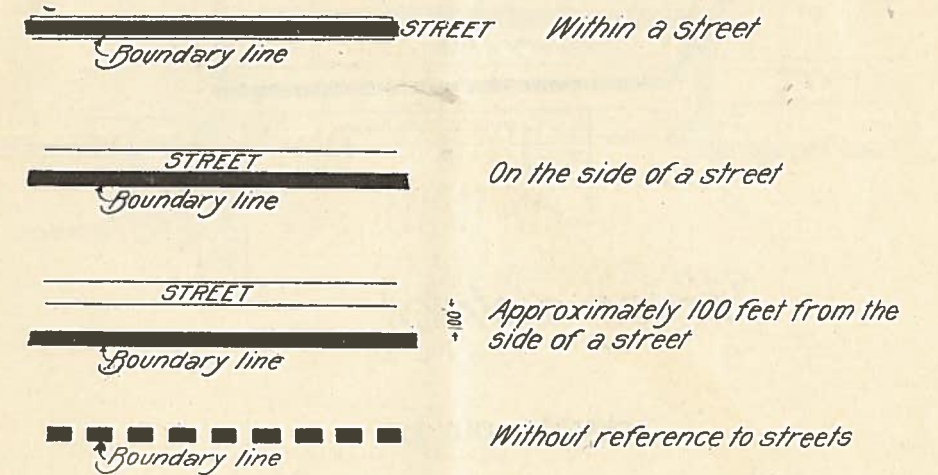


Use, rule "k"

(1) The residence district designation is used within street lines only. A street shown by double, light, short dash lines shall not be regarded as containing a residence district designation. Street lines with blank space within them do not constitute a residence district designation when located within an undetermined area. A blank space occupying the whole or a part of a street intersection shall be considered a residence district designation only when it is a continuation of a residence district designation shown within a street entering such intersection, and only when no unrestricted district designation therein is a continuation of an unrestricted district designation shown within a street entering such intersection.

HEIGHT DISTRICT MAP DESIGNATIONS.

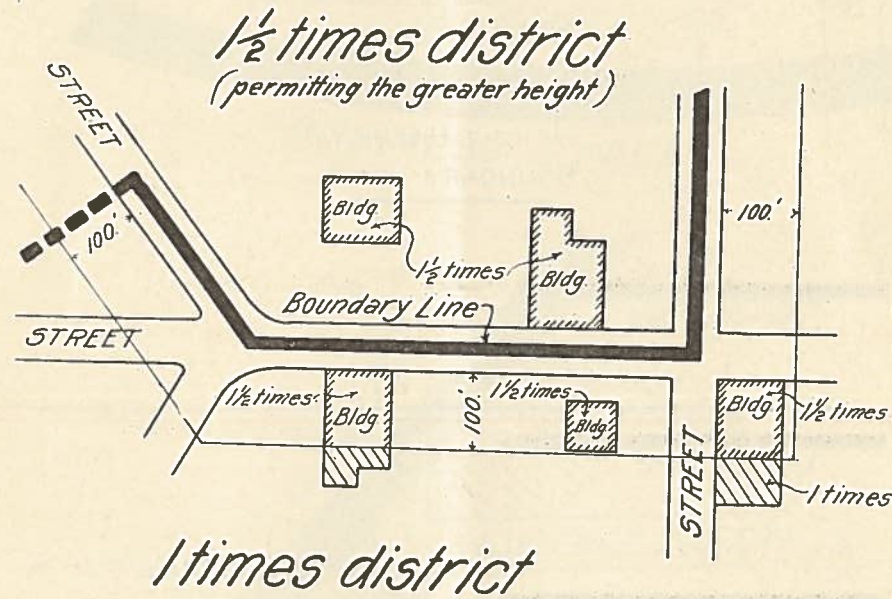
HEIGHT DISTRICT BOUNDARY LINES



HEIGHT DISTRICT MAP DESIGNATION RULES.

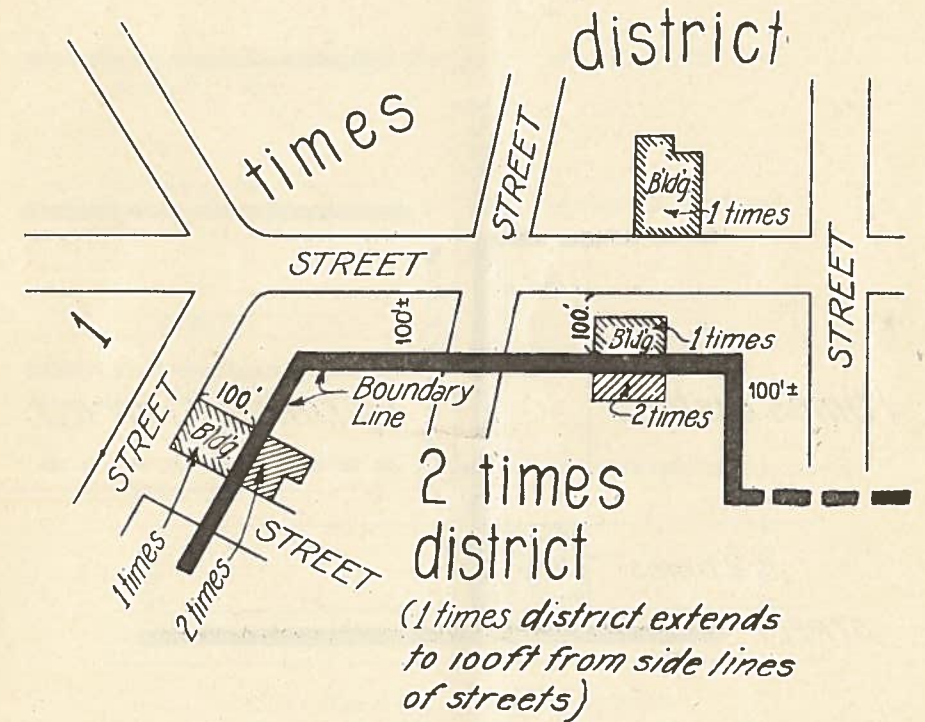
(a) An area surrounded by a district boundary line shall be in the height district designated therein, except as otherwise provided by these rules.

(b) Where a district boundary line between any two height districts is shown within a street or streets, the district permitting the greater height shall extend across such street or streets so as to include the area between the further side of such street or streets and lines parallel thereto and 100 feet distant therefrom, measured at right angles thereto. But such extended area of such district shall be limited where such boundary line passes from within a street to outside a street by the center line of the cross street when such change takes place in a cross street, otherwise by a line at right angles to the side of such street with boundary line therein at point of change.



Height, rule "b"

(c) Where a district boundary line between any two height districts is shown approximately 100 feet from the side of a street or streets and parallel thereto, such boundary line separating the two districts shall be deemed to be 100 feet distant measured at right angles from such side of such street or streets and parallel thereto.

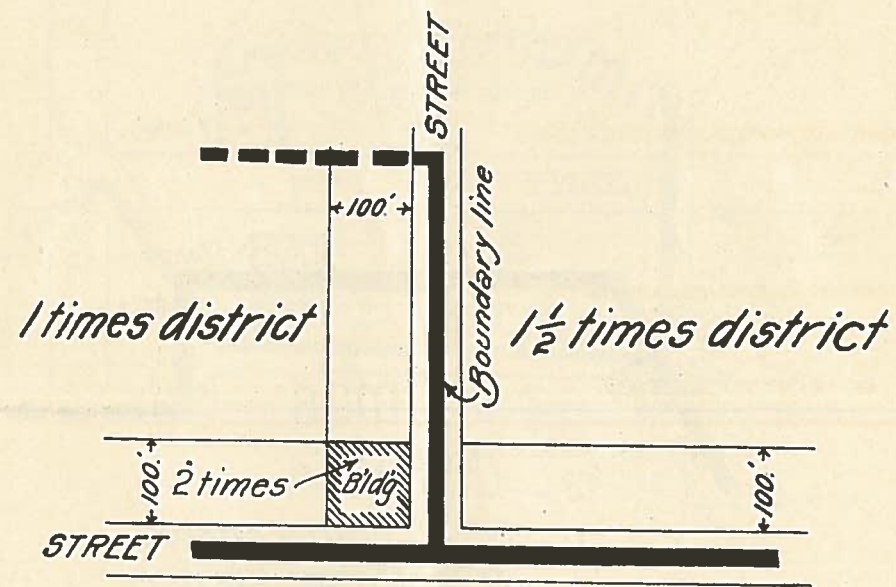


Height, rule "c"

(d) Where a district boundary line between any two height districts is shown along a railroad such boundary line shall be deemed to be the center line of the right of way of such railroad.

(e) Any island not otherwise designated within the limits of the City of New York shall be deemed to be in a 1½ times height district.

(f) Where under the preceding rules a height district of one class would overlap a height district of another class, the area that would be common to both districts under the above rules shall be included in the district permitting the greater height.

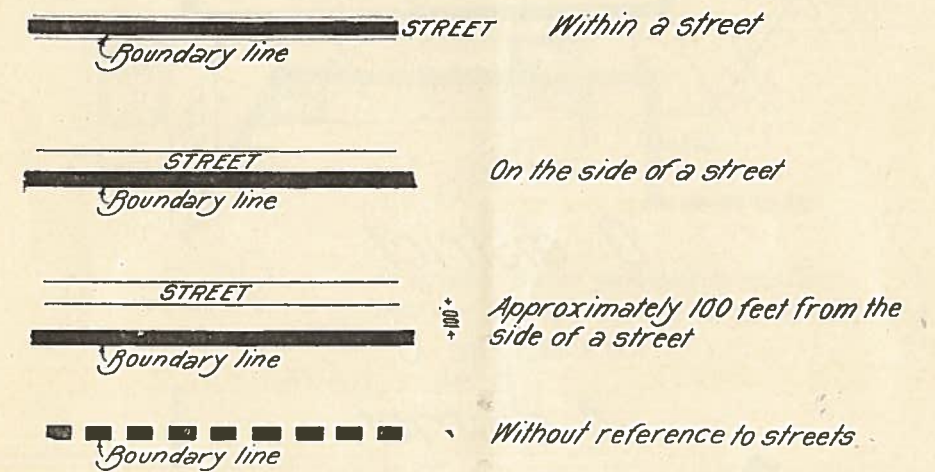


2 times district

Height, rule "f"

AREA DISTRICT MAP DESIGNATIONS.

AREA DISTRICT BOUNDARY LINES



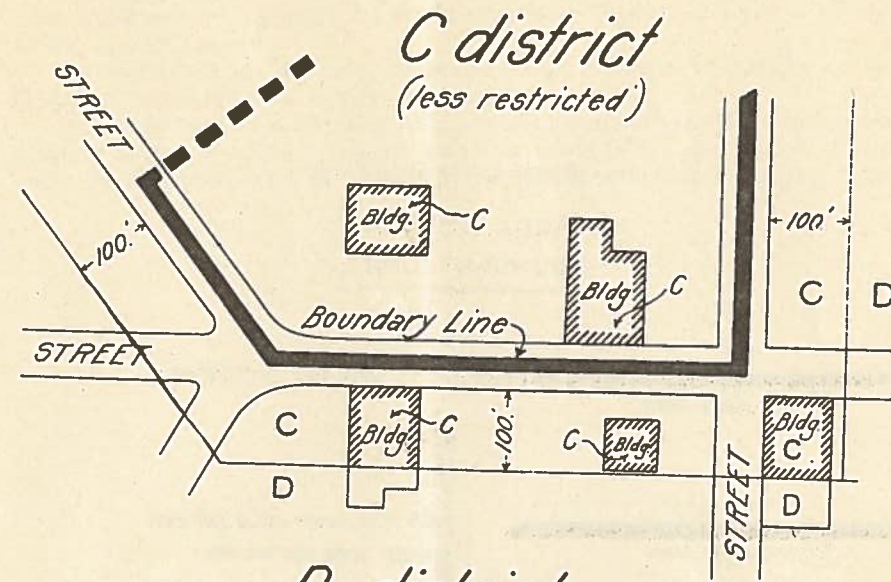
AREA DISTRICT MAP DESIGNATION RULES.

(a) An area surrounded by a district boundary line shall be in the area district designated therein, except as otherwise provided by these rules.

(b) Where a district boundary line between any two area districts is shown within a street or streets, the district having the less restrictive regulations shall extend across such street or streets so as to include the area between the further side of such street or streets and lines parallel thereto and 100 feet distant therefrom measured at right angles thereto. But such extended area of such district shall be limited where such boundary line passes from within a street to outside a street by the center line of the cross street when such change takes place in a cross street, otherwise by a line at right angles to the side of such street with boundary line therein at point of change.

(c) Where a district boundary line between any two area districts is shown on the side of a street, such side of such street shall be deemed the boundary line separating the two districts.

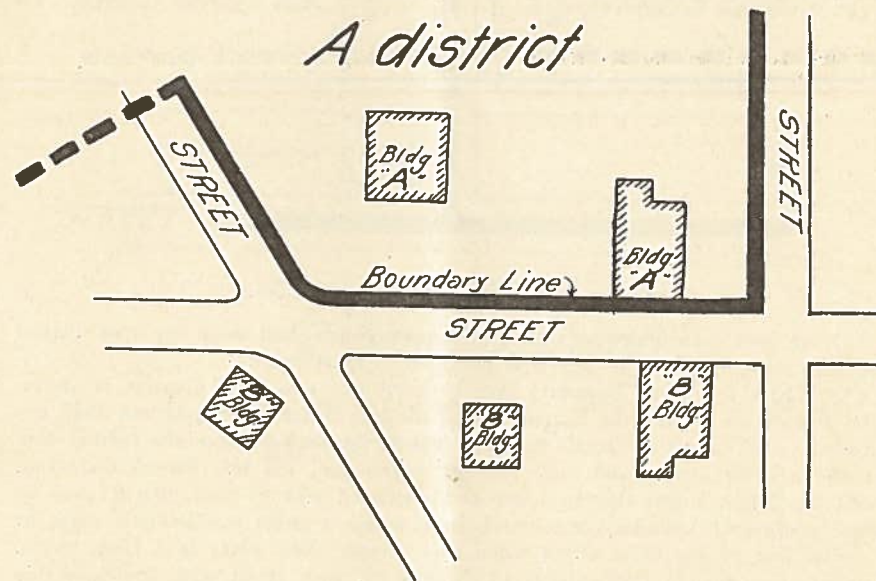




*D district*

Area, rule "b"

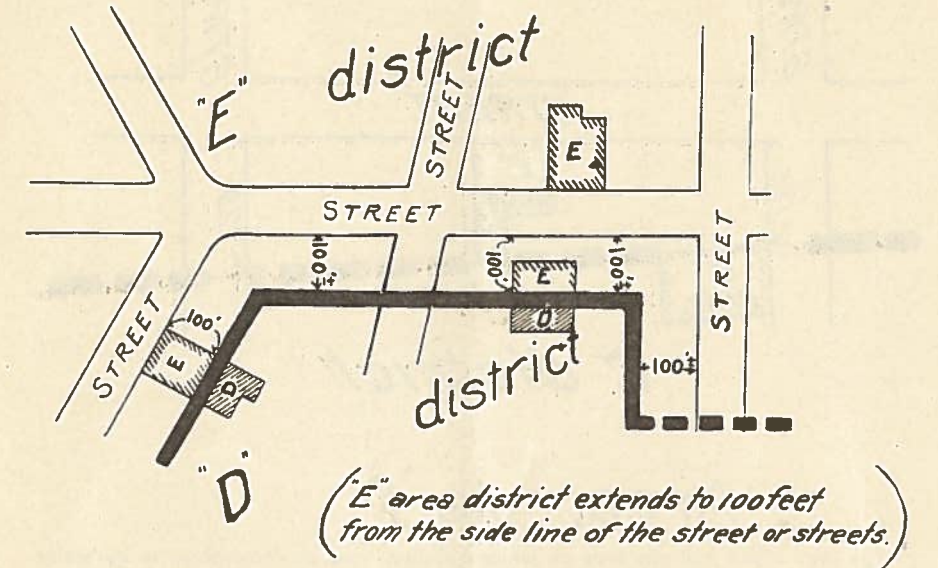
*A district*



*B district*

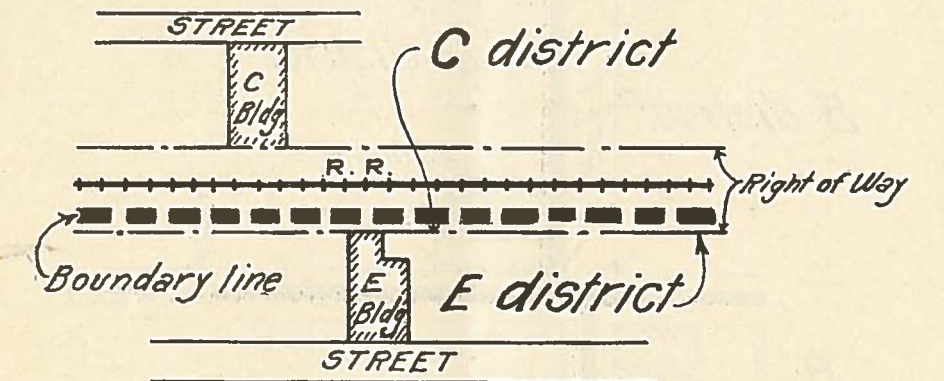
Area, rule "c"

(d) Where a district boundary line between any two area districts is shown approximately 100 feet from the side of a street or streets and parallel thereto, such boundary line separating the two districts shall be deemed to be 100 feet distant measured at right angles from such side of such street or streets and parallel thereto.



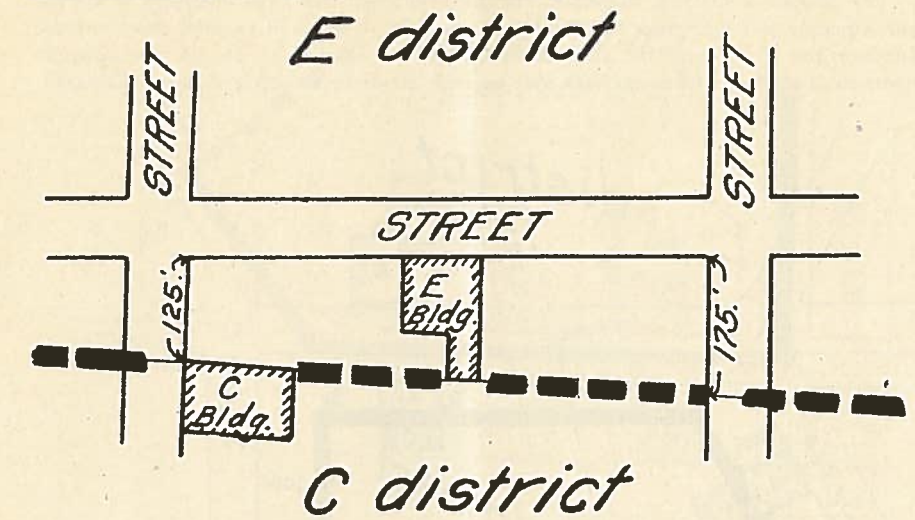
Area, rule "d"

(e) Where a district boundary line between any two area districts is shown along the side of a railroad, such side of the right of way of such railroad shall be deemed to be the boundary line separating the two districts.



Area, rule "e"

(f) Where a district boundary line between any two area districts is shown and dimensions given locating it from recognized lines or points, the area designations on either side shall govern up to the district boundary as thus located.



Area, rule "f"

(g) Any island and any area on which buildings may be constructed in navigable waters outside shore or bulkhead lines within the limits of the City of New York which is not otherwise designated shall be deemed to be an A district. Any other undesignated area shall be deemed to be in the district nearest thereto.

(h) Where under the preceding rules an area district of one class would overlap an area district of another class, the area that would be common to both districts under the above rules shall be included in the district having the less restrictive regulations.

