

## **Zoning for Quality and Affordability**

### **Summary of proposed changes to Article II, Chapter 4 – Bulk Regulations for Community Facilities in Residence Districts**

**Overview:** Article II, Chapter 4 of the Zoning Resolution establishes the bulk regulations for community facility buildings or portions of mixed buildings in residential zoning districts. These regulations collectively govern the size and shape of such buildings. The proposal clarifies the overall applicability of the “Quality Housing” bulk regulations, and more specifically defines their applicability to community facility uses that are akin to residences, such as long-term care facilities. In addition, to better accommodate mixing of these uses, long-term care facilities in a number of zoning districts are instructed to follow the regulations found in Article II, Chapter 3 for affordable senior housing. More specifically, the proposal:

- Establishes that long-term care facilities in all zoning districts (except R5D and those limited to single- and two-family dwellings) shall utilize the bulk provisions in Article II, Chapter III (Bulk Regulations for Residential buildings in Residence Districts), and not the more substantial bulk provisions of this chapter, except by special permit.
- Clarifies which are the applicable bulk regulations for community facility buildings in contextual zoning districts, and for community facility buildings with sleeping accommodations utilizing the Quality Housing option. Removes contextual district references in many sections to avoid confusion and redundancies.
- Clarifies how to apply floor area regulations in mixed buildings.
- Changes the regulation limiting the amount of community facility floor area that can be developed in a mixed-building that includes residential uses and certain community facility uses so it does not apply to non-profit institutions with sleeping accommodations. This particular use is similar to a residential use.
- Creates or supplements introductory language at the beginning of the floor area, yards, and height and setback sections to help readers navigate each section and to re-emphasize that for buildings using the Quality Housing program, the applicable provisions of Article II, Chapter 3 apply.
- Reorganizes certain sections so that the basic front setback regulations and alternative front setback regulations follow one another. Consolidates special provisions affecting specific areas into a single section.
- Moves special street wall provisions for houses of worship in certain contextual districts from Section 23-633 to 24-011.
- Modifies height of permitted ground floor obstruction in rear yard from 14 feet to 15 feet to standardize across Residence Districts.
- References to re-numbered or re-titled sections are updated. Various terms revised by the proposal are updated and obsolete terms are removed. Other edits for general clarity are also included.

If you would have comments or questions on this draft, please send them to [ahousing@planning.nyc.gov](mailto:ahousing@planning.nyc.gov).

Matter in underline is new, to be added;  
Matter in ~~strikeout~~ is to be deleted;  
Matter within # # is defined in Section 12-10;  
\* \* \* indicates where unchanged text appears in the Zoning Resolution

## **Article II - Residence District Regulations**

### **Chapter 4**

#### **Bulk Regulations for Community Facilities in Residence Districts**

##### **24-00**

#### **APPLICABILITY, GENERAL PURPOSES AND DEFINITIONS**

##### **24-01**

#### **Applicability of this Chapter**

The #bulk# regulations of this Chapter apply to any #zoning lot# or portion of a #zoning lot# located in any #Residence District# which contains any #community facility building#, or to the #community facility# portion of any #building# located in any #Residence District# which is used for both #residential# and #community facility uses#, except where specifically modified by the provisions of this Chapter.

The #bulk# regulations of Article II, Chapter 3, shall apply to any #zoning lot# or portion of a #zoning lot# in any #Residence District# which contains a #residential building#, or to the #residential# portion of any #building# located in any #Residence District# which is used for both #residential# and #community facility uses#, except where specifically modified by the provisions of this Chapter.

In addition, the #bulk# regulations of this Chapter, or of specified sections thereof, also apply in other provisions of this Resolution where they are incorporated by cross reference.

Existing #buildings or other structures# that do not comply with one or more of the applicable #bulk# regulations are #non-complying buildings or other structures# and are subject to the regulations set forth in Article V, Chapter 4.

Special regulations applying to #large-scale community facility developments# or to #community facility uses# in #large-scale residential developments# are set forth in Article VII, Chapter 8.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII and XIII.

Special regulations applying in the #waterfront area# are set forth in Article VI, Chapter 2.

Special regulations applying in the #flood zone# are set forth in Article VI, Chapter 4.

## 24-011

### Quality Housing Program

#### Exceptions to the bulk regulations of this Chapter

R1 R2 R3 R4 R5

The applicability of the Quality Housing Program to #community facility buildings# or portions of #buildings# containing #community facility uses# is set forth in this Section, except as modified in Section 24-012 (Exceptions to the bulk regulations of this Chapter).

In R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A or R10X Districts, any #community facility building# or portion thereof shall comply with the #bulk# regulations for #Quality Housing buildings# set forth in Article II, Chapter 3. In all other R6, R7, R8, R9 or R10 Districts, if the #residential# portion of a #building# containing a #community facility use# is #developed# or #enlarged# pursuant to the Quality Housing Program, the entire #building# shall comply with the height and setback regulations for #Quality Housing buildings# set forth in Article II, Chapter 3.

Special regulations are set forth for #buildings# containing #long-term care facilities# or philanthropic or non-profit institutions with sleeping accommodations in Section 24-013 (Special Provisions for Certain Community Facility Uses).

#Quality Housing buildings# shall comply with the additional provisions set forth in Article II, Chapter 8 (The Quality Housing Program). In R5D Districts, certain provisions of Article II, Chapter 8, shall apply as set forth in Section 28-01 (Applicability of this Chapter).

(a) #Buildings# used partly for #community facility uses#

Except as provided in paragraph (b) of this Section, in R3A, R3X, R3 1, R4A, R4 1, R4B or R5B Districts, the #bulk# regulations of this Chapter shall apply only to a #zoning lot# or portion of a #zoning lot# that contains a #community facility building#, and the #bulk# regulations of Article II, Chapter 3, shall apply to any #zoning lot# or portion of a #zoning lot# that contains any #building# that is used partly for #community facility use# and partly for #residential use#. In such districts, the #bulk# regulations of this Chapter may apply to the #community facility# portion of a #building# that is used partly for #community facility use# and partly for #residential use# only where:

- (1) such #community facility use# has received tax exempt status from the New York City Department of Finance, or its successor, pursuant to Section 420 of the New York State Real Property Tax Law; or
- (2) such #building# has received an authorization pursuant to Section 24-04 (Modifications of Bulk Regulations in Certain Districts).

Commented [DCP1]: Reversing order of 24-011 and 24-012 so that the applicability of the Quality Housing Program precedes the exceptions to the provisions of this Chapter.

Commented [DCP2]: Reversing order of 24-011 and 24-012 so that the applicability of the Quality Housing Program precedes the exceptions to the provisions of this Chapter.

Commented [DCP3]: Relocating to 24-012

~~(b) Buildings containing certain community facility uses in lower density growth management areas~~

Commented [DCP4]: Relocating to 24-012.

- (1) In the districts indicated, in lower density growth management areas, the bulk regulations of this Chapter shall not apply to any zoning lot containing buildings used for:
- (i) ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), except where such zoning lot contains buildings used for hospitals or nursing homes as defined in the New York State Hospital Code; or
  - (ii) child care service as listed under the definition of school in Section 12-10 (DEFINITIONS), except where such zoning lot contains buildings used for houses of worship or, for zoning lots that do not contain buildings used for houses of worship, where the amount of floor area used for child care services is equal to 25 percent or less of the amount of floor area permitted for community facility use on the zoning lot.
- (2) In lieu thereof, the residential bulk regulations of Article II, Chapter 3 (Bulk Regulations for Residential Buildings in Residence Districts), shall apply, except that:
- (i) the provisions of Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) shall be modified to prohibit parking spaces of any kind within a front yard;
  - (ii) in lieu of Sections 23-46 (Minimum Required Side Yards) and 23-66 (Required Side and Rear Setbacks), Sections 24-35 (Minimum Required Side Yards) and 24-55 (Required Side and Rear Setbacks) shall apply; and
  - (iii) for child care services in R1 and R2 Districts, the provisions of paragraph (9) in the definition of floor area in Section 12-10, pertaining to floor area exclusions for the lowest story of a residential building, shall not apply.

## 24-012

### Exceptions to the bulk provisions of this Chapter

#### Quality Housing Program

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

(a) Buildings used partly for community facility uses

Commented [DCP5]: Reversing order of 24-011 and 24-012 so that the applicability of the Quality Housing Program precedes the exceptions to the provisions of this Chapter.

Commented [DCP6]: Relocating paragraph from 24-011

Except as provided in paragraph (b) of this Section, in R3A, R3X, R3-1, R4A, R4-1, R4B or R5B Districts, the bulk regulations of this Chapter shall apply only to a zoning lot or portion of a zoning lot that contains a community facility building, and the bulk regulations of Article II, Chapter 3, shall apply to any zoning lot or portion of a zoning lot that contains any building that is used

partly for community facility use and partly for residential use. In such districts, the bulk regulations of this Chapter may apply to the community facility portion of a building that is used partly for community facility use and partly for residential use only where:

- (1) such community facility use has received tax-exempt status from the New York City Department of Finance, or its successor, pursuant to Section 420 of the New York State Real Property Tax Law; or
- (2) such building has received an authorization pursuant to Section 24-04 (Modifications of Bulk Regulations in Certain Districts).

**(b) Buildings containing certain community facility uses in lower density growth management areas**

(1) In R1 through R5 Districts in lower density growth management areas, the bulk regulations of this Chapter shall not apply to any zoning lot containing buildings used for:

- (i) ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), except where such zoning lot contains buildings used for hospitals or long-term care facilities; or
- (ii) child care service as listed under the definition of school in Section 12-10 (DEFINITIONS), except where such zoning lot contains buildings used for houses of worship or, for zoning lots that do not contain buildings used for houses of worship, but where the amount of floor area used for child care services is equal to 25 percent or less of the amount of floor area permitted for community facility use on the zoning lot.

(2) In lieu thereof, the residential bulk regulations of Article II, Chapter 3 (Bulk Regulations for Residential Buildings in Residence Districts), shall apply, except that:

- (i) the provisions of Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) shall be modified to prohibit parking spaces of any kind within a front yard;
- (ii) in lieu of Sections 23-46 (Minimum Required Side Yards) and 23-66 (Required Side and Rear Setbacks), Sections 24-35 (Minimum Required Side Yards) and 24-55 (Required Side and Rear Setbacks) shall apply; and
- (iii) for child care services in R1 and R2 Districts, the provisions of paragraph (9) in the definition of floor area in Section 12-10, pertaining to floor area exclusions for the lowest story of a residential building, shall not apply.

**(c) Special Provisions for Certain Community Facility Uses**

Commented [DCP7]: Relocating paragraph from 24-011.

Commented [DCP8]: Replacing 'nursing home' with updated term.

Commented [DCP9]: Adding new provision in this paragraph directing readers to new section (24-013) that describes applicability of provisions for "long term care facilities" and philanthropic or non-profit institutions with sleeping accommodations.

Special provisions for #buildings# containing #long-term care facilities# or philanthropic or non-profit institutions with sleeping accommodations, as listed in Use Group 3, are set forth in Section 24-013.

(d) #Quality Housing buildings#

For #Quality Housing buildings#, the provisions of Section 24-011 shall apply, except that:

- (1) for #community facility buildings# in Community District 7 and Community District 8 in the Borough of Manhattan, special #floor area ratios# are set forth in Section 24-10 (FLOOR AREA AND LOT COVERAGE REGULATIONS);
- (2) for houses of worship in R8A, R8X, R9A, R9X, R10A and R10X Districts as well as for such #uses# in #Quality Housing buildings# in other R8 through R10 Districts, the #street wall# location provisions of Section 23-661 need not apply; and
- (3) All obstructions listed in Section 24-33 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) shall be permitted in required #yards# or #rear yard equivalents# for #community facility buildings# or portions of #buildings# containing #community facility uses#.

Commented [DCP10]: Adding provisions in this paragraph directing readers to special Quality Housing provisions and clarifies and specific exemptions.

Commented [DCP11]: Moving provision for houses of worship (a community facility use) from Article II Chapter 3 to this Chapter which regulates community facility uses.

~~In R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A or R10X Districts, any #community facility building# or portion thereof shall comply with the applicable provisions of Article II, Chapter 8. In R5D Districts, certain provisions of Article II, Chapter 8, shall apply as set forth in Section 28-01 (Applicability of this Chapter).~~

~~In other R6, R7, R8, R9 or R10 Districts, any #community facility# portion of a #Quality Housing building# shall comply with the applicable provisions of Article II, Chapter 8.~~

Commented [DCP12]: Relocating to 24-011.

### **24-013**

#### **Special provisions for certain community facility uses**

The provisions of this Section shall apply to #buildings# containing #long-term care facilities# or philanthropic or non-profit institutions with sleeping accommodations, as listed in Use Group 3.

(a) #Buildings# containing #long-term care facilities#

- (1) In R1 and R2 Districts

In R1 and R2 Districts, where a #long-term care facility# is authorized by the City Planning Commission pursuant to the provisions of Section 22-42, or permitted pursuant to Section 74-901, the #bulk# regulations of this Chapter shall apply. The maximum #floor area ratio# for such

#long-term care facilities# shall not exceed the applicable #floor area ratio# of paragraph (a) of Section 24-111 (Maximum floor area ratio for certain community facility uses), except as permitted by the City Planning Commission pursuant to Section 74-902.

(2) In R3 through R5 Districts

In R3 through R5 districts, except R3A, R3X, R3-1, R4A, R4B, R4-1, R5A, and R5D districts, the #bulk# regulations of Article II, Chapter 3 applicable to #affordable independent residences for seniors#, inclusive, shall apply to #buildings# containing #long-term care facilities#. However, the City Planning Commission may permit the #bulk# regulations of this Chapter to apply pursuant to the special permit in Section 74-903 (Certain community facility uses in R3 to R9 Districts and certain Commercial Districts).

In R3A, R3X, R3-1, R4A, R4B, R4-1, R5A, and R5D districts, the #bulk# regulations of this Chapter shall apply to #community facility buildings#, or the #community facility# portion of a #building# containing #long term care facilities#, as applicable. The maximum #floor area ratio# for such #long-term care facilities# shall not exceed the applicable #floor area ratio# of paragraph (b) of Section 24-111, except as permitted by the City Planning Commission pursuant to Section 74-903.

(3) In R6 through R10 districts

In R6 through R10 districts, the #bulk regulations# for #Quality Housing buildings# in Article II, Chapter 3 applicable to #affordable independent residences for seniors#, inclusive, shall apply to #buildings# containing #long-term care facilities#.

In R6 through R10 districts without letter suffixes, the City Planning Commission may permit the #bulk# regulations of this Chapter to apply to such #long-term care facilities# pursuant to the special permit in Section 74-903.

(b) #Buildings# containing philanthropic or non-profit institutions with sleeping accommodations

(1) In R1 and R2 Districts

In R1 and R2 Districts the maximum #floor area ratio# for a #community facility building#, or portion thereof, that contains a philanthropic or non-profit institution with sleeping accommodations, shall not exceed the applicable #floor area ratio# of paragraph (a) of Section 24-111, except as permitted by the City Planning Commission pursuant to Section 74-902.

(2) In R3 through R5 Districts and R6 through R10 Districts without a letter suffix

In R3 through R5 Districts and R6 through R9 Districts without a letter suffix, the maximum #floor area ratio# for a #community facility building#, or portion thereof, that contains a philanthropic or non-profit institution with sleeping accommodations, shall not exceed the

**Commented [DCP13]:** Adding provision requiring long-term care facilities to utilize bulk regulations applicable to Affordable Independent Residences for Seniors (found in 23-00) in certain R3 through R5 districts. The bulk regulations of this chapter would only be allowed by special permit.

**Commented [DCP14]:** Adding provision requiring long-term care facilities to utilize bulk regulations applicable to Affordable Independent Residences for Seniors (found in 23-00) in R6 through R10 districts. The bulk regulations of this chapter would only be allowed by special permit and only for lots in districts without letter suffixes.

**Commented [DCP15]:** Adding provision describing the applicability of special floor area regulations for philanthropic or non-profit institutions with sleeping accommodations found in this chapter.



applicable #floor area ratio# of paragraph (b) of Section 24-111, except as permitted by the City Planning Commission pursuant to Section 74-903. In addition, for #zoning lots# in R3-2, R4, R5, R6 and R7-1 Districts, except for R4A, R4B, R4-1, R5D and R6B Districts, with #buildings# containing both #residential uses# and philanthropic or non-profit institutions with sleeping accommodations, the provisions of Section 24-162 shall not apply. In lieu thereof, the provisions of Section 24-161 shall apply.

In R10 Districts without a letter suffix, the maximum #floor area ratio# for a #community facility building#, or portion thereof, that contains a philanthropic or non-profit institution with sleeping accommodations shall be as set forth in 24-11.

In R6 through R10 Districts without a letter suffix, the height and setback regulations for #Quality Housing buildings# set forth in Article II, Chapter 3, may be applied.

(3) In R6 through R10 Districts with a letter suffix

In R6 through R10 Districts with a letter suffix, the #bulk# regulations for #Quality Housing buildings# set forth in Article II, Chapter 3 shall apply, inclusive.

(c) Applicability of Quality Housing Program elements

For all #buildings# containing #long-term care facilities# that utilize the #bulk# regulations for #affordable independent residences for seniors# in Article II, Chapter 3, and for #buildings# containing philanthropic or non-profit institutions with sleeping accommodations that utilize the #bulk# regulations for #Quality Housing buildings# in Article II, Chapter 3 in R6 through R10 Districts with a letter suffix, and the height and setback regulations for #Quality Housing buildings# in Article II, Chapter 3 in R6 through R10 Districts without a letter suffix, the Quality Housing Program, and the associated mandatory and optional program elements, shall apply to such #uses#, as modified by paragraph (d) of Section 28-01 (Applicability of this Chapter).

\* \* \*

**24-10  
FLOOR AREA AND LOT COVERAGE REGULATIONS**

In all districts the #floor area# and #lot coverage# regulations of this Section 24-10, inclusive, shall apply as follows:

For any #zoning lot#, the maximum #floor area ratio# and maximum percent of #lot coverage# for a #community facility use# shall not exceed the #floor area ratio# and #lot coverage# set forth in Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage), except as otherwise provided in the following Sections:

Section 24-111 (Maximum floor area ratio for certain community facility uses)

Commented [DCP16]: Adding provision to apply the Quality Housing Program to buildings containing long-term care facilities and philanthropic or non-profit institutions with sleeping accommodations, as these uses have many residential attributes.

Commented [DCP17]: Adding new introductory language intended to make applicability of these sections clearer (some of this language is moved from 24-11).

Section 24-112 (Special floor area ratio provisions for certain areas)

Section 24-13 (Floor Area Bonus for Deep Front and Wide Side Yards))

Section 24-14 (Floor Area Bonus for a Public Plaza)

Section 24-15 (Floor Area Bonus for Arcades)

Section 24-17 (Special Provisions for Zoning Lots Divided by District Boundaries).

The #floor area# and #lot coverage# regulations set forth in Sections 24-11 through 24-17, inclusive, shall not apply to any #building# containing a #community facility use# in R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A or R10X Districts. In lieu thereof, any such #building# in such districts shall comply with the #floor area# and #lot coverage# regulations for #Quality Housing buildings# set forth in Article II, Chapter 3, except that in R8B Districts within Community District 8, Borough of Manhattan, the maximum #floor area ratio# shall be 5.10, and in R10A and R10X Districts within Community District 7, Borough of Manhattan, the maximum #floor area ratio# shall not exceed 10.

Commented [DCP18]: Clarifying applicability of chapter in contextual districts.

Commented [DCP19]: Relocating provisions that apply in specific areas.

Where #floor area# in a #building# is shared by multiple #uses#, the #floor area# for such shared portion shall be attributed to each #use# proportionately, based on the percentage each #use# occupies of the total #floor area# of the #zoning lot# less any shared #floor area#.

Commented [DCP20]: Adding clarification on how floor area regulations are intended to apply in buildings with multiple uses.

**24-11  
Maximum Floor Area Ratio and Percentage of Lot Coverage**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, In R1 through R5 Districts, and in R6 through R10 Districts without a letter suffix, for any #zoning lot#, the maximum #floor area ratio# and maximum percent of #lot coverage# for a #community facility use# shall not exceed the #floor area ratio# and #lot coverage# set forth in the table in this Section, except as otherwise provided in the following Sections:

Commented [DCP21]: Adding clarification of applicability.

Section 24 13 (Floor Area Bonus for Deep Front and Wide Side Yards))

Section 24 14 (Floor Area Bonus for a Public Plaza)

Section 24 15 (Floor Area Bonus for Arcades)

Section 24 17 (Special Provisions for Zoning Lots Divided by District Boundaries).

Commented [DCP22]: Relocating to 24-10

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

Notwithstanding any other provision of this Resolution, the maximum #floor area ratio# in an R9 or R10 District shall not exceed 12.0.

In R9A, R9D, R9X, R10A and R10X Districts, the bonus provisions of Sections 24-14 (Floor Area Bonus for a Public Plaza) and 24-15 (Floor Area Bonus for Arcades) shall not apply and the maximum #floor area ratio# shall not exceed that set forth in the following table:

**MAXIMUM FLOOR AREA AND MAXIMUM LOT COVERAGE**  
 #Lot coverage# (percent of #lot area#)

#Floor Area Ratio#	#Corner Lot#	#Interior Lot# or #Through Lot#	District
1.00	60	55	R1
1.00	60	55	R2
1.00	60	55	R3
2.00	60	55	R4
2.00	60	55	R5 R5A R5B
4.80	70	65	R6
<del>3.00</del>	<del>80</del>	<del>60</del>	<del>R6A</del>
2.00	80	60	R5D <del>R6B</del>
4.80	70	65	R7-1
6.50	70	65	R7-2
4.00	80	65	<del>R7A</del>
3.00	80	65	<del>R7B</del>
4.20	80	65	<del>R7D</del>
5.00	80	70	<del>R7X</del>

**Commented [DCP23]:** Removing this redundant provision to avoid confusion. As stated in 24-10 and 24-012, for contextual districts, the Quality Housing bulk provisions of 23-00 shall apply.

**Commented [DCP24]:** Removing redundant contextual districts from the chart below to avoid confusion. As stated in 24-10 and elsewhere, for contextual districts, the Quality Housing bulk provisions of 23-00 shall apply.

6.50	75	65	R8
<del>6.50</del>	80	70	<del>R8A</del>
4.00	80	70	<del>R8B</del> *
6.00	80	70	<del>R8X</del>
10.00	75	65	R9
7.50	80	70	<del>R9A</del>
9.00	80	70	<del>R9D</del>
9.00	80	70	<del>R9X</del>
10.00	75	65	R10
10.00	100	70	<del>R10A R10X</del>

~~\* In R8B Districts, within the boundaries of Community Board 8 in the Borough of Manhattan, the maximum #floor area ratio# on a #zoning lot# containing #community facility uses# exclusively shall not exceed 5.10~~

However, the #floor area ratios# listed in this table shall not apply to #community facility uses# that are subject to the provisions of Section 24-111 (Bulk regulations for certain community facility uses).

~~Within the boundaries of Community District 7 in the Borough of Manhattan, all #zoning lots# in R10 Districts, except R10A or R10X Districts, shall be limited to a maximum #floor area ratio# of 10.0.~~

In R9 or R10 Districts, the bonus provisions of Sections 24-14 (Floor Area Bonus for a Public Plaza) or 24-15 (Floor Area Bonus for Arcades) shall apply only to a #development# or #enlargement# with 25 percent or less of the total #floor area# of the #building# in #residential use#.

**24-111  
Maximum floor area ratio for certain community facility uses**

The provisions of this Section shall apply to #zoning lots# with #buildings# containing #long-term care facilities# or philanthropic or non-profit institutions with sleeping accommodations, as listed in Use Group 3.

R1 R2

Commented [DCP25]: Moving to 24-012 to be with other provisions that only apply to specific areas.

Commented [DCP26]: Moving to 24-112 to be with other provisions that only apply to specific areas.

(a) In the districts indicated, for any #zoning lot# containing #community facility uses# other than those #uses# for which a permit is required pursuant to Sections 22-21 (By the Board of Standards and Appeals), 73-12 (Community Facility Uses in R1, R2, R3A, R3X, R3-1, R4A, R4B, or R4-1 R1 or R2 Districts) and 73-13 (Open Uses in R1 or R2 Districts), or where #bulk# modification is authorized pursuant to Section 74-901 (Long-term Care Facilities in R1 and R2 Districts and certain Commercial Districts Bulk modifications for certain community facility uses), the maximum #floor area ratio# shall not exceed the #floor area# permitted for #residential uses# by the applicable district regulations. The provisions of this paragraph shall not apply to #buildings# for which plans were filed with the Department of Buildings prior to November 15, 1972, including any subsequent amendments thereof.

Commented [DCP27]: Correcting section title

Commented [DCP28]: Updating to new section title.

R3 R4 R5 R6 R7 R8 R9

(b) In R3 through R9 districts, the maximum #floor area ratio# on a #zoning lot# for philanthropic or non-profit institutions with sleeping accommodations, and in R3A, R3X, R3-1, R4A, R4B, R4-1, R5A, and R5D Districts, the maximum #floor area ratio# on a #zoning lot# for #long-term care facilities# shall be as set forth in the table in this Section. Such maximum #floor area ratio# may be modified by special permit of the City Planning Commission pursuant to Section 74-903 (Certain community facility uses in R3 to R9 Districts and certain Commercial Districts).

Commented [DCP29]: Rewriting provision below to reflect removal of outdated terms, modified special permit, and proposed changes to regulations for long-term care facilities.

In the districts indicated, the maximum #floor area ratio# on a #zoning lot# for the following #community facility uses# as listed in Use Group 3:

(1) nursing homes, health related facilities or domiciliary care facilities for adults, each of which have secured certification by the appropriate governmental agency;

(2) sanitariums; or

(3) philanthropic or non profit institutions with sleeping accommodations;

shall be as set forth in the table in this Section, except where such #floor area ratio# is modified pursuant to Section 74-902 (Bulk modifications for certain community facility uses).

Commented [DCP30]: Replacing with the above.

The provisions of paragraph (b) of this Section are not applicable in R8B Districts in Community Board 8 in the Borough of Manhattan.

Commented [DCP31]: Relocating to 24-012 to be with other provisions that only apply to specific areas.

MAXIMUM FLOOR AREA RATIO FOR  
CERTAIN COMMUNITY FACILITY USES

Commented [DCP32]: Removing redundant contextual districts from the chart below to avoid confusion. As stated in 24-10 and elsewhere, for contextual districts, the Quality Housing bulk provisions of 23-00 shall apply.

District	Maximum #Floor Area Ratio# Permitted
R3	0.50

R4	0.75
R5 R5A R5B	1.27
R5D <del>R6B</del>	2.00
R6	2.43
<del>R6A R7B</del>	3.00
R7	3.44
<del>R7D</del>	4.20
<del>R7X</del>	5.00
<del>R7A R8B</del>	4.00
R8 <del>R8A</del>	6.02
<del>R8X</del>	6.00
R9	7.52
<del>R9A</del>	7.50
<del>R9D</del>	9.00
<del>R9X</del>	9.00

**24-112**

**Special floor area ratio provisions for certain areas**

The #floor area ratio# provisions of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage), inclusive, shall be modified for certain areas, as follows: Within the boundaries of Community District 7 in the Borough of Manhattan, all #zoning lots# in R10 Districts shall be limited to a maximum #floor area ratio# of 10.0.

Commented [DCP33]: Consolidating existing provisions that only apply to certain areas.

**24-113-24-112**

**Existing public amenities for which floor area bonuses have been received**

Commented [DCP34]: Re-numbering.

\* \* \*

**24-13  
Floor Area Bonus for Deep Front and Wide Side Yards**

R3 R4 R5

In the districts indicated, except R5D Districts, the maximum #floor area ratio# set forth in Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) may be increased to the #floor area ratio# set forth in the table in this Section, if #yards# are provided as follows:

\* \* \*

However, the provisions of this Section shall not apply to ~~nursing homes, health-related facilities, domiciliary care facilities for adults, sanitariums and philanthropic or non-profit institutions with sleeping accommodations and #long-term care facilities#.~~

**Commented [DCP35]:** Replacing 'nursing home' with updated term and removing other outdated terms.

\* \* \*

**24-16  
Special Provisions for Zoning Lots Containing Both Community Facility and Residential Uses**  
R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

~~In all districts, as indicated,~~ In R1 through R5 Districts, and in R6 through R10 Districts without a letter suffix, the provisions of this Section shall apply to any #zoning lot# containing #community facility# and #residential uses#.

**Commented [DCP36]:** Adding clarification of applicability.

**24-161  
Maximum floor area ratio for zoning lots containing community facility and residential uses**

R1 R2 R3-1 R3A R3X R4-1 R4A R4B R5D ~~R6 R6A R6B R7-2 R7A R7B R7D R7X R8 R9 R10~~

In the districts indicated, for #zoning lots# containing #community facility# and #residential uses#, the maximum #floor area ratio# permitted for a #community facility use# shall be as set forth in Section 24-11, inclusive, and the maximum #floor area ratio# permitted for a #residential use# shall be as set forth in Article II, Chapter 3, provided the total of all such #floor area ratios# does not exceed the greatest #floor area ratio# permitted for any such #use# on the #zoning lot#.

**Commented [DCP37]:** Removing redundant districts to avoid confusion. As stated in 24-10 and elsewhere, for contextual districts, the Quality Housing bulk provisions of 23-00 shall apply.

In #Inclusionary Housing designated areas#, except within Waterfront Access Plan BK-1 and in R6 Districts without a letter suffix in Community District 1, Brooklyn, the maximum #floor area ratio# permitted for #zoning lots# containing #community facility# and #residential uses# shall be the base #floor area ratio# set forth in

~~Section 23-154 (Inclusionary Housing) Section 23-952~~ for the applicable district. Such base #floor area ratio# may be increased to the maximum #floor area ratio# set forth in such Section only through the provision of #affordable income housing# pursuant to Section 23-90 (INCLUSIONARY HOUSING).

**Commented [DCP38]:** Updating reference to reflect relocated section.

**24-162  
Maximum floor area ratios and special floor area limitations for zoning lots containing residential and community facility uses in certain districts**

R3-2 R4 R5 R6 R7-1

In the districts indicated, except R4A, R4B, R4-1, ~~and R5D, R6A and R6B~~ Districts, the provisions of this Section shall apply to any #zoning lot# containing #community facility# and #residential use#. ~~However, this Section shall not apply to #buildings# containing #residences# and philanthropic or non-profit residences with sleeping accommodations, as set forth in Section 24-013 (Special Provisions for Certain Community Facility Uses).~~

**Commented [DCP39]:** Removing redundant districts to avoid confusion. As stated in 24-10 and elsewhere, for contextual districts, the Quality Housing bulk provisions of 23-00 shall apply.

**Commented [DCP40]:** Removing this restriction for buildings containing philanthropic or non-profit institutions with sleeping accommodations, as they have many residential attributes.

\* \* \*

**24-163  
Open space ratio for residential portion**

~~R1 R2 R3 R4 R5~~ R6 R7 R8 R9

In the districts indicated, the #zoning lots# containing #residences# shall have a minimum #open space ratio# as required under the provisions of Article II, Chapter 3. For the purposes of this Section:

**Commented [DCP41]:** Corrects applicability as the section only applies to buildings developed pursuant to height factor regulations which have no applicability in R1 through R5 districts.

\* \* \*

**24-164  
Location of open space for residential portion**

R1 R2 R3 R4 R5 R6 R7 R8 R9

(a) — In the districts indicated, the #open space# required for the #residential# portion of the #building# under the provisions of Article II, Chapter 3, may be at a level higher than 23 feet above #curb level#. Such #open space# may be provided at ground floor level or upon the roof of the #community facility# portion of such #building#, provided that the level of any #open space# may not be higher than two and one half feet below the sill level of any #legally required window# opening on such roof area, in the #residential# portion of such #building#. #Open space# located on the roof of a #community facility building# separated by open area from #residential# or #mixed buildings# on the same #zoning lot# may not be at a level higher than 23 feet above #curb level#. For the purposes of this ~~Section paragraph, (a)~~, #abutting buildings# on a single #zoning lot# may be considered to be a single #building#.



~~R6A R6B R7A R7B R7D R7X R8A R8B R8X R9A R9D R9X R10A R10X~~

(b) ~~In the districts indicated, and in other R6, R7, R8, R9 or R10 Districts, the provisions of Section 28-30 (RECREATION SPACE AND PLANTING AREAS) shall apply to #Quality Housing buildings#.~~

**Commented [DCP42]:** Removing redundant provision to avoid confusion. As stated in 24-10 and elsewhere, for contextual districts, the Quality Housing bulk provisions of 23-00 shall apply.

\* \* \*

## 24-20 APPLICABILITY OF DENSITY REGULATIONS TO ZONING LOTS CONTAINING BOTH RESIDENTIAL AND COMMUNITY FACILITY USES

In all districts, the maximum number of #dwelling units# ~~or #rooming units#~~ on a #zoning lot# containing both #community facility# and #residential uses# shall be as set forth in Section 23-24 (Special Provisions for Buildings Containing Multiple Uses). ~~equal the maximum #residential floor area# permitted on such #zoning lot# determined in accordance with the provisions set forth in Section 24-16 (Special Provisions for Zoning Lots Containing Both Community Facility and Residential Uses) divided by the applicable factor in Section 23-20 (DENSITY REGULATIONS).~~

**Commented [DCP43]:** Removing obsolete term.

**Commented [DCP44]:** Adding provision that makes density factor calculations for community facility uses consistent with other non-residential uses.

## 24-30 YARD REGULATIONS

### General Provisions

## 24-31 Applicability of Yard Regulations

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, #yards# shall be provided as set forth in Sections 24-30 (YARD REGULATIONS) and 24-40 (SPECIAL PROVISIONS FOR ZONING LOTS DIVIDED BY DISTRICT BOUNDARIES), inclusive. ~~However, in R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A or R10X Districts, any #building# shall comply with the #yard# regulations for #Quality Housing buildings# set forth in Article II, Chapter 3.~~

**Commented [DCP45]:** Clarifying that in contextual districts the yard regulations for Quality Housing buildings in Article II, Chapter 3 are applicable.

For #zoning lots# with #residential# and #community facility uses#, #front yards# shall be provided pursuant to Article II, Chapter 3, where applicable, and #side yards# and #rear yards# shall be provided in accordance with this Chapter. Section 23-463 (Maximum aggregate width of street walls) shall apply to #zoning lots# with #residential# and #community facility uses#.

For the #residential# portion of a #building# with both #residential# and #community facility uses#, the required #residential rear yard# shall be provided at the floor level of the lowest #story# used for #dwelling units# or #rooming units#, where any window of such #dwelling units# or #rooming units# faces onto such #rear yard#.

\* \* \*

**24-33  
Permitted Obstructions in Required Yards or Rear Yard Equivalents**

In all #Residence 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#:

\* \* \*

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

(1) Balconies, unenclosed, subject to the provisions of Section 24-165;

\* \* \*

(5) Greenhouses, #accessory#, non-commercial, limited to one #story# or 15 ~~14~~ feet in height above natural grade level, whichever is less, and limited to an area not exceeding 25 percent of a required #rear yard# or #rear yard equivalent# on a #zoning lot#;

(6) Parking spaces, off-street, #accessory# to a #community facility use#, provided that the height of an #accessory building#, or portion of a #building# used for such purposes, shall not exceed 15 ~~14~~ feet above #curb level#. However, such #accessory building# or portion of a #building# shall not be a permitted obstruction in R1, R2, R3A, R3X, R3-1, R4A, R4B or R4-1 Districts;

\* \* \*

**24-38  
Special Provisions for Through Lots**

\* \* \*

**Commented [DCP46]:** Updating to provide a consistent height of 15 feet for accessory residential spaces and parking facilities in the rear yard area.

**24-381**

**Excepted through lots**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

(a) — In all districts, as indicated, no #rear yard# regulations shall apply to any #through lots# that extend less than 110 feet in maximum depth from #street# to #street#. However, in R5D Districts, no #rear yard# regulations shall apply to any #zoning lot# that includes a #through lot# portion which is contiguous on one side to two #corner lot# portions, and such #zoning lot# occupies the entire #block# frontage of a #street#.

~~R5D R6A R6B R7A R7B R7D R7X R8A R8B R8X R9A R9D R9X R10A R10X~~

(b) — In the districts indicated, for all #buildings# and for #Quality Housing buildings# in other R6, R7, R8, R9 and R10 Districts, no #rear yard# regulations shall apply to any #zoning lot# that includes a #through lot# portion that is contiguous on one side to two #corner lot# portions, and such #zoning lot# occupies the entire #block# frontage of a #street#.

**Commented [DCP47]:** Removing redundant provision to avoid confusion. As stated in 24-10 and elsewhere, for contextual districts, the Quality Housing bulk provisions of 23-00 shall apply to R6 through R10 districts. However, provisions of (b) will remain applicable to R5D districts.

**24-382**

**Required rear yard equivalents**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, on any #through lot# 110 feet or more in maximum depth from #street# to #street#, one of the following #rear yard equivalents# shall be provided:

\* \* \*

However, in R5D, ~~R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A and R10X~~ Districts, and for #Quality Housing buildings# in other R6 through R10 Districts on any #through lot# at least 180 feet in depth from #street# to #street#, a #rear yard equivalent# shall be provided only as set forth in paragraph (a) of this Section.

\* \* \*

**Commented [DCP48]:** Removing redundant provision to avoid confusion. As stated in 24-10 and elsewhere, for contextual districts, the Quality Housing bulk provisions of 23-00 shall apply to R6 through R10 districts. However, provisions will remain applicable to R5D districts.

**24-50**

**HEIGHT AND SETBACK REGULATIONS**

In all districts the height and setback regulations of this Section 24-50, inclusive, shall apply as follows:

**Commented [DCP49]:** Adding new introductory language intended to make applicability of these sections clearer.

Height and setback regulations applicable to R1 through R5 Districts, except R5D districts, are set forth in Section 24-521 (Front setbacks in districts where front yards are required). In R5D Districts, all #buildings or other structures# shall comply with the applicable height and setback requirements set forth in Section 23-60 (HEIGHT AND SETBACK REGULATIONS).

In R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A or R10X Districts, any #building# shall comply with the height and setback regulations for #Quality Housing buildings# set forth in Article II, Chapter 3. In R6, R7, R8, R9 or R10 Districts without a letter suffix, if the #residential# portion of a #building# containing a #community facility use# is #developed# or #enlarged# pursuant to the Quality Housing Program, the entire #building# shall comply with the applicable height and setback regulations for #Quality Housing buildings# set forth in Article II, Chapter 3. For other #buildings# in R6 through R10 districts without a letter suffix utilizing the provisions of this Chapter, height and setback regulations are set forth in Sections 24-522 (Front setbacks in districts where front yards are not required), 24-53 (Alternate Front Setbacks) and 24-54 (Tower Regulations), as applicable.

In all districts, supplemental provisions are set forth in Section 24-55 (Required Side and Rear Setbacks), 24-56 (Special Height and Setback Provisions for Certain Areas), 24-57 (Modifications of Height and Setback Regulations), 24-58(Special Provisions for Zoning Lots Divided by District Boundaries) and 24-59 (Special Height Limitations), respectively.

\* \* \*

## **Basic Regulations**

### **24-52**

#### **Maximum Height of Walls and Required Setbacks**

\* \* \*

### **24-521**

#### **Front setbacks in districts where front yards are required**

R1 R2 R3 R4 R5

In the districts indicated, except R5D Districts, where #front yards# are required, the front wall or any other portion of a #building or other structure# shall not penetrate the #sky exposure plane# set forth in the following table:

\* \* \*

### **24-522**

#### **Front setbacks in districts where front yards are not required**

R6 R7 R8 R9 R10

**Commented [DCP50]:** Clarifying applicability in R5D districts.

(a) In the districts indicated ~~without a letter suffix, for #buildings# other than #Quality Housing buildings#, except for #Quality Housing buildings# and except as set forth in paragraph (b) of this Section, 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 the table 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 the table. 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 the table:~~

Commented [DCP51]: Clarifying applicability.

\* \* \*

~~R6A R6B R7A R7B R7D R7X R8A R8B R8X R9A R9D R9X R10A R10X~~

(b) ~~In the districts indicated, for all #buildings or other structures#, the provisions of this Section, Section 24-53 (Alternate Front Setbacks) and Section 24-54 (Tower Regulations) shall not apply. In lieu thereof, the provisions of Section 23-633 (Street wall location and height and setback regulations in certain districts) shall apply.~~

Commented [DCP52]: Removing this redundant provision to avoid confusion. As stated in 24-10 and elsewhere, for contextual districts, the Quality Housing bulk provisions of 23-00 shall apply.

## 24-523

### Special height and setback regulations

~~R5D R8 R10~~

(a) ~~Community District 7, Manhattan~~

~~Within the boundaries of Community District 7 in the Borough of Manhattan, all #buildings or other structures# located in R10 Districts, except R10A or R10X Districts, shall comply with the requirements of Section 23-634 (Special height and setback regulations in R10 Districts within Community District 7, Borough of Manhattan).~~

(b) ~~Community District 9, Manhattan~~

~~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.~~

Commented [DCP53]: Moving to 24-56 so that the alternate front setback regulations directly follow the basic front setback regulations.

(c) ~~R5D Districts~~

~~In R5D Districts, all #buildings or other structures# shall comply with the height and setback requirements set forth in Section 23-60 (HEIGHT AND SETBACK REGULATIONS).~~

Commented [DCP54]: Relocating provision to 24-50 to clarify applicability.

**24-53**  
**Alternate Front Setbacks**

R6 R7 R8 R9 R10

(a) In the districts indicated ~~without a letter suffix, for #buildings# other than #Quality Housing buildings#, except for #Quality Housing buildings# and except as set forth in paragraph (b) of this Section,~~ if an open area is provided along the full length of the #front lot line# with the minimum depth set forth in the following table, the provisions of Section 24-52 (Maximum Height of Walls and Required Setbacks) shall not apply. The minimum depth of such an open area shall be measured perpendicular to the #front lot line#. However, in such instances, except as otherwise provided in Sections 24-51 (Permitted Obstructions) or 24-54 (Tower Regulations), no #building or other structure# shall penetrate the alternate #sky exposure plane# set forth in the table, and the #sky exposure plane# shall be measured from a point above the #street line#.

Commented [DCP55]: Clarifying applicability.

\* \* \*

~~R6A R6B R7A R7B R7D R7X R8A R8B R8X R9A R9D R9X R10A R10X~~

(b) In the districts indicated, for all #buildings or other structures#, the provisions of this Section shall not apply.

Commented [DCP56]: Removing redundant provision to avoid confusion. As stated in 24-10 and elsewhere, for contextual districts, the Quality Housing bulk provisions of 23-00 shall apply.

**24-54**  
**Tower Regulations**

R7-2 R8 R9 R10

(a) In the districts indicated ~~without a letter suffix, for #buildings# other than #Quality Housing buildings#, except for #Quality Housing buildings#, and~~ except as set forth in paragraph (b) of this Section, any portion or portions of #buildings# 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 percentage set forth in the table in this Section, may penetrate an established #sky exposure plane# in accordance with the provisions of this Section. (Such portion of a #building# that penetrates a #sky exposure plane# is hereinafter referred to as a tower.)

Commented [DCP57]: Clarifying applicability.

\* \* \*

(b) Inapplicability of tower regulations

R7-2 R8 R9 R10

(1) In the districts indicated, the provisions of this Section shall not apply to any #development# or

#enlargement# located wholly or partly in a #Residence District# that is within 100 feet of a #public park# with an area of one acre or more, or a #street line# opposite such a #public park#.

~~R8A R8B R8X R9A R9D R9X R10A R10X~~

(2) ~~In the districts indicated, for all #buildings or other structures#, the provisions of this Section shall not apply.~~

Commented [DCP58]: Removing redundant provision to avoid confusion. As stated in 24-10 and elsewhere, for contextual districts, the Quality Housing bulk provisions of 23-00 shall apply.

\* \* \*

**24-55  
Required Side and Rear Setbacks**

\* \* \*

**24-552  
Required rear setbacks for tall buildings**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

(a) In all districts, ~~as indicated~~ without a letter suffix, for #buildings# other than #Quality Housing buildings#, ~~except as provided in paragraph (b) of this Section,~~ no portion of a #building# more than 125 feet above yard level shall be nearer to a #rear yard line# than 20 feet. However, this provision shall not apply to any portion of a #building# that qualifies as a tower under the provisions of Section 24-54.

Commented [DCP59]: Clarifying applicability.

\* \* \*

~~R6A R6B R7A R7B R7D R7X R8A R8B R8X R9A R9D R9X R10A R10X~~

(b) ~~In the districts indicated, for all #buildings# and for #Quality Housing buildings# in other R6 through R10 Districts, no portion of a #building# that exceeds the maximum base height specified in the table in Section 23-633 shall be nearer to a #rear yard line# than 10 feet.~~

~~In the case of a #through lot# on which a #rear yard equivalent# is provided as set forth in paragraph (a) of Section 24-382, the requirements of this Section shall apply as if such #rear yard equivalent# were two adjoining #rear yards#. If a #rear yard equivalent# is provided as set forth in paragraph (b) of Section 24-382, the requirements of this Section shall not apply.~~

Commented [DCP60]: Removing this redundant provision to avoid confusion. As stated in 24-10 and elsewhere, for contextual districts, the Quality Housing bulk provisions of 23-00 shall apply.

**Regulations Applying in Special Situations**

24-56

**Special Height and Setback Provisions for Certain Areas Zoning Lots Directly Adjoining Public Parks**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

(a) For Zoning Lots Directly Adjoining Public Parks

In all districts, as indicated, a #public park# with an area of between one and fifteen acres shall be considered a #wide street# for the purpose of applying the regulations set forth in Section 24-52 (Maximum Height of ~~Front~~ Walls and Required ~~Front~~ Setbacks) to any #building or other structure# on a #zoning lot# adjoining such #public park#. However, the provisions of this Section shall not apply to a #public park# more than 75 percent of which is paved.

(b) Community District 7, Manhattan

Within the boundaries of Community District 7 in the Borough of Manhattan, all #buildings or other structures# located in R10 Districts, shall comply with the requirements of Section 23-672 (Special height and setback regulations in R10 Districts within Community District 7, Borough of Manhattan).

(c) Community District 9, Manhattan

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 Section 23-675 (Special height and setback regulations for certain sites in Community District 9, Borough of Manhattan).

\* \* \*

24-59

**Special Height Limitations**

\* \* \*

24-592

**Height limitations for narrow buildings or enlargements**

R7-2 ~~R7D R7X~~ R8 R9 R10

In the districts indicated, 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.

**Commented [DCP61]:** Consolidating all provisions that apply to certain specified areas.

**Commented [DCP62]:** Relocating from 24-523 so alternate setbacks directly follow basic height and setback.

**Commented [DCP63]:** Removing redundant contextual districts from the list to avoid confusion. As stated in 24-10 and elsewhere, for contextual districts, the Quality Housing bulk provisions of 23-00 shall apply.



**24-593**

**Special provisions applying along district boundaries**

**R6 R7 R8 R9 R10**

In the districts indicated, the requirements for R6B Districts in Section 23-633 (Street wall location and height and setback regulations in certain districts) shall apply to any portion of a #building# located within 25 feet of the boundary of an R1, R2, R3, R4, R5 or R6B District, if the #building# that contains such portion is:

(a) within an R6A, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A or R10X District; or

(b) within an R6, R7, R8, R9 or R10 District, without a letter suffix, and any portion of the #zoning lot# is #developed# or #enlarged# pursuant to the Quality Housing Program.

\* \* \*

END

**Commented [DCP64]:** Removing this redundant provision to avoid confusion. As stated in 24-10 and elsewhere, for contextual districts, the Quality Housing bulk provisions of 23-00 shall apply.