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CITY PLANNING COMMISSION • DEPARTMENT OF CITY PLANNING

THE CITY OF NEW YORK

**ZONING
HANDBOOK**

J.S.

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A Guide to the Zoning Resolution of The City of New York

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INTRODUCTION

New York City's new Zoning Resolution has been acclaimed as a "mandate for a better City." It represents a giant stride forward in the City's efforts to meet the compelling problems imposed by a modern metropolis. It frees the City from the shackles of the past as embodied by the old code.

The City's first Zoning Resolution, passed in 1916 and hailed as a pioneering achievement then, had become hopelessly inadequate. Complicated by a three-map system with more than 2,500 map and text amendments, and antique and unwieldy provisions, it impeded rather than encouraged logical planning progress. It failed to provide a rational guide to the growth and future development of the City, and equally serious, failed to protect existing development from encroachment by incompatible or undesirable uses.

A great number of new uses and new problems have come into being since the passage of the 1916 Resolution. Modern construction techniques and a multitude of new materials have been developed. The automobile has demonstrated an insatiable appetite for space—for parking, for highways, for garaging—in an era when our old zoning code was hitched to the horse and buggy.

The demands of these technological and social changes have been met by the new Resolution. Moreover, because of its rational structure, the Resolution will be easy to amend in order to meet the needs of the future. The new Resolution, for example, specifically makes provision for the inclusion of new uses in appropriate Districts as they come into existence.

Zoning serves as a basic blueprint for the City's development. Because of its importance, the Resolution was the subject of years of intensive study and numerous public hearings to reflect the soundest expert opinion and the needs and desires of our citizens. What has evolved is an equitable, modern document, formulated to cope with existing conditions, yet flexible enough to change when times demand it. While it is highly detailed it is also logical and consistent, and has been drawn to provide maximum convenience.

Following are the major features of the new Resolution:

1. An appropriate place is designated for every use.

There are Residence, Commercial, and Manufacturing Districts—each important in its own right. Residence Districts are protected from commercial and manufacturing uses, and—equally important—no

new residences are permitted in Manufacturing Districts. In mapping these Districts, a careful review was made of all vacant land in the City to select appropriate areas for future residential construction and for modern industrial development. Careful attention was paid to achieving maximum compatibility between Districts by buffering Residence Districts from heavy manufacturing with high performing light industry or appropriate Commercial Districts.

2. Loopholes are eliminated, by specifying uses allowed in a District instead of those prohibited.

Every operation that is or may be carried on in this City is listed and assigned to appropriate Districts. No new use can be located anywhere until it is reviewed and assigned to a District where it would serve the community and where it would be most compatible with its neighbors.

3. Performance standards are set for industry which will make for more desirable plants that are not offensive to our residences and to other businesses.

Regulations limiting noise, smoke, odor, vibration and other annoying or hazardous effects of industry are established and appropriate agencies designated to enforce their standards. These regulations will permit greater freedom of site selection for industries that are now limited by arbitrary and inflexible zoning provisions.

4. More open space and less overcrowding in residential areas are insured by a carefully worked out set of interrelated controls.

Regulations limit the number of rooms that can be built on a given lot and also curtail excessive conversion of existing apartments—a practice that has led to the rise of new congestion and slums as fast as the old ones could be eliminated through renewal and redevelopment efforts. Additional controls (open space ratio and floor area ratio) establish good standards of open space and limit excessive bulk. Factors used in establishing appropriate levels of density for an area include proximity to rapid transit or commuter railroad lines, availability of community facilities and topographical features.

5. Bulk regulations encourage more light, air and better design, and permit construction economies.

Because controls are aimed at substance and not form, they offer greater freedom to the architect and give the builder added incentives through bonuses to

provide structures with clean lines, open plazas and attractive arcades.

6. Requirements for off-street parking of autos and off-street loading of trucks are built into the Resolution.

New factories and commercial buildings are required to provide off-street parking. In addition, the parking requirements for residential buildings are increased. The percentage of parking spaces required is greater in the outlying sections of the City than in the more densely developed and congested areas; in the high density central areas of Manhattan and Brooklyn, no off-street parking is required for commercial and industrial establishments.

7. Commercial Districts are zoned to help retail shopping meet modern needs.

Deeper zoned Commercial Districts provide for more up-to-date shopping facilities and for off-street parking. Appreciable amounts of sterile commercial strip zones are rezoned for productive use.

8. Provision is made for large-scale residential and community facility developments.

The new zoning does not force large-scale residential and community facility developments to be treated as if they were simply a collection of buildings on

imaginary lots. In residential projects it provides a simple formula for the proper spacing of buildings and permits the incorporation of local convenience shopping. It also gives the City a reasonable period of time to acquire sites for schools or other public facilities which may be required in conjunction with the large-scale project.

This booklet is intended to serve as a guide to the new Zoning Resolution. It contains, in summary, its major provisions and outlines the principles upon which they are based. In many instances regulations are discussed in detail. Where possible, charts and diagrams have been used to illustrate the text.

The Resolution is the sum and distillation of nearly a half-century of thought and study. Five years in preparation, it contains much material which cannot be abbreviated without the risk of distortion.

Thus, it is manifestly impossible in a guidebook to match the Resolution's scope or magnitude. As a guide to a technical document, every effort has been made to be accurate. However, this booklet does not have the status of an enactment. It has been designed to aid in the use of the Resolution, but in no respect should it be considered a substitute for the original.

December 1961

THE STRUCTURE OF THE RESOLUTION

The modern Zoning Resolution can be neither simple nor brief. It can, however, be convenient to use and easy to understand while dealing with complex problems.

Zoning Maps

A single set of maps records the zoning structure for the entire City. For easy reference, the maps have been drawn in a series of 35 sections. Each section is divided into four quarters, marked A, B, C, and D. There are 126 quarter-sections. The remaining fourteen quadrants are not mapped because they

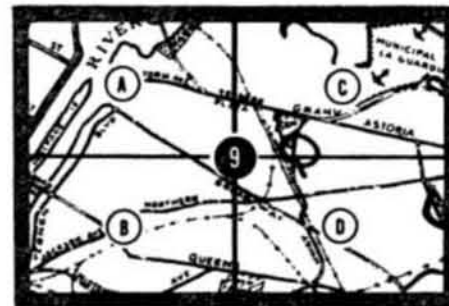
cover area which extends either beyond pierhead lines or beyond City boundaries.

The single-map system replaces the old three-map system which was drawn to accommodate the separate height, use, and area Districts of the old code.

HOW TO READ THE ZONING MAPS

1. Find the Map

Locate the property in question on the "Index Map of The City of New York" and note the section and quarter in which it lies. Then, turn to that map quarter-section.

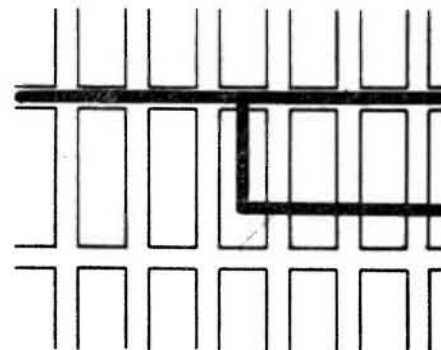


2. Determine Zoning District Boundaries

Heavy solid lines on the zoning maps indicate the boundaries of zoning Districts.

Where these boundary lines occur within a block, a figure giving the zoning depth is sometimes shown. If no figure is given and the line runs down the length of the block, the zoning boundary is the center line of the block. If no figure is given and the zoning line runs parallel to the width of the block, the depth of zoning is generally 100 feet, except in certain Commercial Districts as noted:

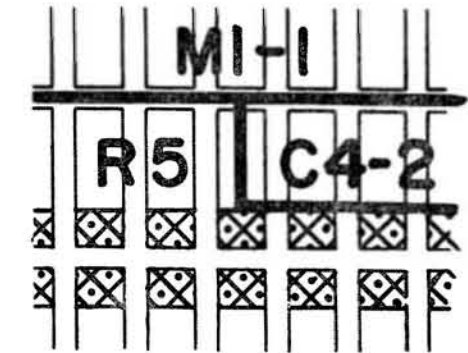
District	Depth of Zoning (in feet, from nearest street within the district)
C1-1, C4-1, C4-2, C4-4	200
C1-2, C1-3, C2-1, C2-2, C2-3, C4-3, C7	150



3. Identify the District

Each District is designated by one letter plus one or two numbers. The letter shows the general use classification: "R" for Residence; "C" for Commercial; and "M" for Manufacturing. Most Residence Districts have only one number, which indicates permitted use, bulk, and required parking. Most Commercial and all Manufacturing Districts have two numbers, the first indicating permitted uses and the second, permitted bulk, required parking or both. A second number is used in R1 and R3 Districts to indicate use restrictions or bulk variations, and in R7 Districts to indicate differing parking requirements.

Local Retail (C1-1 through C1-5) and Local Service (C2-1 through C2-5) areas within Residence Districts are designated by easily identifiable patterns. A key to these patterns is located on each zoning map.



Text of the Resolution

The Resolution is divided into seven Articles:

- I. GENERAL PROVISIONS, including definitions and provisions relating to vested rights
- II. RESIDENCE DISTRICT REGULATIONS
- III. COMMERCIAL DISTRICT REGULATIONS
- IV. MANUFACTURING DISTRICT REGULATIONS
- V. NON-CONFORMING USES AND NON-COMPLYING BUILDINGS, including provisions relating to continuance, change of use and termination
- VI. SPECIAL HEIGHT REGULATIONS APPLYING AROUND MAJOR AIRPORTS
- VII. ADMINISTRATION, including provisions relating to enforcement, appeals, variances, special permits and amendments.

Use, bulk, and parking regulations for Articles II, III, and IV are self-contained within each of these Articles. A columnar chart along the right hand margin in these Articles singles out those Districts to which each section of the Resolution applies. This makes it possible to find all pertinent sections for a particular District by reading down the appropriate columns. Where sections apply to more than one of these Articles, they are generally repeated in each.

Each section of the text is identified by a number. The first two digits indicate the Article and Chapter. The remaining digits indicate the section or subsection. Major sections have four digits (e.g. 43-12), and subsections have five (e.g. 43-121). For example, 43-121 identifies Article IV, Chapter 3, subsection 121 (a subsection within section 12).

Throughout the Resolution, all words specifically defined in the text are italicized. Definitions of these words, such as *basement*, *cellar*, *dwelling unit*, *floor area ratio*, are given in Article I and, for convenience, key definitions are repeated in other Articles as necessary. In addition, to make the ordinance as easy as possible to use, many regulations are outlined in tables and are supplemented by drawings and diagrams.

HOW TO DETERMINE WHAT MAY BE BUILT ON A SPECIFIC PIECE OF LAND

1. Identify the District

Identify the District in which the site is located (see the directions on "How to Read the Zoning Maps"). Then, turn to the Article which corresponds to the letter in the zoning designation: R (Residence), Article II; C (Commercial), Article III; or M (Manufacturing), Article IV.

2. Find Out Which Uses Are Permitted in the District

To determine the uses permitted in a District, check the Use Group chart in the appropriate Article. A Use Group is a list of compatible uses; and combinations of Use Groups are specified for each District. Sections in Articles II, III, and IV list the uses included in the various Use Groups in the chart. If a Use Group is permitted in a District, then any use listed in the Use Group is permitted in the District as a matter of right.

Additional uses may be permitted in certain Districts subject to Special Permit by the Planning Commission or the Board of Standards and Appeals. These uses are listed in Special Permit sections following the Use Group lists in Articles II and III, and in the Article on Administration (Article VII, Chapters 3 and 4).

3. Find Out Which Provisions Apply to Building in the District

In Articles II, III, and IV, to determine which regulations apply to the zone in which the site is located, look for the District symbol for that zone in the columnar chart in the right-hand margin of the appropriate Article. Where no columnar chart is used, provisions apply to all Districts covered in the Article save for the sections on Performance Standards in Article IV. In other Articles, provisions apply either to all Districts or to the Districts specified.

Index of Uses

As an aid to use of the ordinance, a comprehensive alphabetical Index of Uses has been placed in Appendix A. The Index identifies the Use Group in which a use is located, Districts in which it is per-

mitted and, if applicable, its parking requirement category. The Index is intended to serve as a basic reference guide, but it is not an integral part of the text of the Resolution and has no legal status.

Use	Use Group	Park- ing Re- quire- ment Cate- gory	Districts in Which Permitted														
			R1 R2	R3 to R10	C1	C2	C3	C4	C5	C6	C7	C8	M1	M2	M3		
Adhesives manufacture, excluding manufacture of basic components	17														M1	M2	M3
Advertising displays manufacture	17														M1	M2	M3
Advertising signs (See Sections 32-63 and 42-52)																	
Agricultural machinery manufacture, including repairs	18																M3
Agriculture			R1 R2	R3 to R10	C1	C2	C3	C4	C5	C6	C7	C8	M1	M2	M3		
Without nuisance or sales limitations	4														M1	M2	M3
Without nuisance or sales limitations	17														M1	M2	M3
Aircraft manufacture (including parts)	17														M1	M2	M3
Airports															*	*	*
Amusement parks, children's (See children's amusement parks)															M1	M2	M3

HOW TO DETERMINE WHERE A SPECIFIC USE MAY BE LOCATED

1. Identify Districts in Which the Use May Be Located

Turn to the "Index of Uses" in Appendix A to determine the Districts in which the use may locate. In Districts listed but not asterisked, a use is permitted as a matter of right. In Districts marked with a single asterisk, a Special Permit from the Board of Standards and Appeals is required. In Districts marked with a double asterisk, a Special Permit from the Planning Commission is required.

2. On the Zoning Maps, Locate Districts in Which the Use Is Permitted

3. Determine the Applicable Regulations

Read the regulations which apply to uses in these Districts. Note that the parking requirement category for each use is given, when applicable, in the Index of Uses.

USE

A primary consideration of zoning is the determination of how land shall be used, and where the every-day activities of city life are to be carried out. The guiding use principles in the Zoning Resolution are:

- Safeguarding residential, commercial, industrial and other urban land needs;
- Placing each use in harmonious surroundings where it can give maximum performance and service; and
- Defining clearly all uses permitted in any area.

Use Groups and Special Permit Uses

Every known use is listed in the Zoning Resolution. Compatible uses have been grouped in 18 "Use Groups," and appropriate combinations of Use Groups determine the uses permitted in a District as a matter of right. Uses which require Special Permits from the Planning Commission or Board of Standards and Appeals for inclusion in a particular District are

specified in both the Article relating to that District and the Article on Administration (Article VII).

Uses not specifically listed for inclusion in a District are forbidden. When a new use comes into being, the Zoning Resolution will be amended to provide for its location in the appropriate Districts.

USE GROUPS PERMITTED IN ZONING DISTRICTS

DISTRICTS	USE GROUPS																	
	RESIDENTIAL		COMMUNITY FACILITIES		RETAIL AND COMMERCIAL							RECREATION			GEN. SERVICE	MANUFACTURING		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
RESIDENCE																		
SINGLE FAMILY DETACHED RESIDENCES	R1																	
GENERAL RESIDENCE	R2																	
COMMERCIAL																		
LOCAL RETAIL	C1																	
LOCAL SERVICE	C2																	
WATERFRONT RECREATION	C3																	
GENERAL COMMERCIAL	C4																	
RESTRICTED CENTRAL COMMERCIAL	C5																	
GENERAL CENTRAL COMMERCIAL	C6																	
COMMERCIAL AMUSEMENT	C7																	
GENERAL SERVICE	C8																	
MANUFACTURING																		
LIGHT MANUFACTURING	M1																	
MEDIUM MANUFACTURING	M2																	
HEAVY MANUFACTURING	M3																	

DESCRIPTION OF USE GROUPS

Use Group 1

Single-family detached residential development.

Use Group 2

All other types of residential development designed for permanent occupancy.

Use Group 3

Community facilities such as schools, libraries, or museums, which serve educational or other essential neighborhood needs or can function best in a residential environment, and are not objectionable in residential areas.

Use Group 4

Other community facilities, such as churches, community centers, or hospitals, which provide recreational, health, or other essential services for residential areas or can function best in a residential environment, and are not objectionable in residential areas.

Use Group 5

Transient hotels, permitted in all Manufacturing and all Commercial Districts, except C3, but not in Residence Districts.

Use Group 6

Retail and service establishments, such as food and small clothing stores, beauty parlors, and dry cleaners, which are needed to serve local shopping needs.

Use Group 7

Home maintenance and repair services such as plumbing and electrical shops which are needed to serve nearby residential areas. These uses would be incompatible in prime retail shopping areas, because they interrupt the continuity of retail frontage.

Use Group 8

Amusement establishments such as small bowling alleys, and service uses such as upholstery and appliance repair shops, which appropriately serve nearby residential areas. Suitable in secondary and major centers, they are not appropriate in local shopping areas or in the highly restricted central commercial areas.

Use Group 9

Services to business establishments and other services which depend on trade from a large area. They

are therefore appropriately located in secondary, major, and central commercial areas and their peripheral service areas.

Use Group 10

Large retail establishments, such as department stores, which serve a large area. Appropriate in secondary, major and central shopping areas, but not in local shopping or local service areas because of the harmful effects of a large volume of traffic attracted from outside the neighborhood.

Use Group 11

Custom manufacturing activities, such as art needlework and jewelry manufacturing from precious metals, which have no significant objectionable effects and generate very little truck traffic. These establishments can best serve their customers from a central location, and are therefore appropriate in the central commercial areas.

Use Group 12

Large entertainment facilities, such as arenas and indoor skating rinks, which draw large numbers of people from a wide service area and generate high traffic volumes. Appropriate in secondary, major and general central commercial areas but not in local commercial areas nor in the restricted central commercial areas.

Use Group 13

Low coverage or open uses such as golf driving ranges, children's small amusement parks, and gasoline service stations. These are all uses which attract customers for special purposes not associated with retail shopping.

Use Group 14

Facilities for boating and related activities which are suitable in waterfront recreation areas.

Use Group 15

Large commercial amusement establishments, including the typical Coney Island attractions. They generate considerable noise and traffic and are appropriate only in a few designated areas like Coney Island or the Rockaways.

Use Group 16

Semi-industrial uses, including automotive and other services, such as custom woodworking shops, and

welding shops, which typically involve offensive noise and other objectionable influences. They are required to serve residential and commercial areas throughout the City, but are not compatible with residential uses or with other types of commercial development.

Use Group 17

Manufacturing uses which can normally conform to high performance standards by controlling objection-

able influences and in so doing become compatible to adjacent residential areas.

Use Group 18

Industrial uses which either involve considerable danger of fire, explosion, or other hazards, or cannot be designed without appreciable expense to conform to high performance standards with respect to the emission of objectionable influences.

Use Districts

RESIDENCE DISTRICTS

With the exception of R1 and R2 Districts (single-family detached Residence Districts) and R3-1 Districts (single- and two-family detached Residence Districts), all Residence Districts permit the same uses. They are distinguished from one another by differences in permitted bulk and required parking.

R1 and R2

SINGLE-FAMILY DETACHED RESIDENCE DISTRICTS. Permit single-family detached residences; community facilities serving residential areas or

needing a residential environment for effective functioning and creating no significant objectionable influences. Uses asterisked in the use lists for Use Groups 3 and 4 are not permitted as a matter of right in R1 or R2 Districts.

R3 to R10

GENERAL RESIDENCE DISTRICTS. Permit various types of residential structures, conditioned by bulk and parking regulations, and community facilities allowed in R1 and R2.

COMMERCIAL DISTRICTS

Commercial Districts range from local shopping areas to heavy service areas. Uses permitted in Residence Districts are permitted in all Commercial Districts except C8.

C1

LOCAL RETAIL DISTRICTS. Local shopping. Include a wide range of retail stores and personal service establishments. Typical uses: food stores, barber shops, beauty parlors, drug stores, shoe or hat repair shops, small clothing or dry goods stores.

C2

LOCAL SERVICE DISTRICTS. Wide range of local service establishments not regularly visited in day-to-day shopping. Typical uses: small contractors' establishments, small moving or storage offices, exterminators, small sign painting shops, window shade or awning shops.

C3

WATERFRONT RECREATION DISTRICTS. Pleasure boating and fishing including the rental, servicing and storage of boats in appropriate waterfront areas, usually adjacent to residential development.

C4

GENERAL COMMERCIAL DISTRICTS. Occasional family shopping and essential business services, characterized by a substantial number of large stores generating considerable traffic. Typical uses: department stores, furniture, appliance, and carpet stores; theaters; commercial parking lots and garages.

C5

RESTRICTED CENTRAL COMMERCIAL DISTRICTS. Office buildings, department stores, and other related retail and wholesale activities of city-wide, or national significance; a few high-value custom manufacturing uses, such as custom clothing manufacturing, jewelry or watch making, and the making of precision instruments and optical goods; and a great variety of services essential to the needs of such an area.

C6

GENERAL CENTRAL COMMERCIAL DISTRICTS. In addition to uses allowed in C5 Districts, permit full range of commercial activities requiring a central location, including all amusement, service, and repair uses permitted in C2, and the large entertainment uses allowed in C4.

C7

COMMERCIAL AMUSEMENT DISTRICTS. Provide for large, noisy, traffic-generating uses such as large amusement parks of the type found in The Rockaways and Coney Island. Such uses would be objectionable in all other Commercial Districts, and a special District is needed.

C8

GENERAL SERVICE DISTRICTS. Furnish services creating noise, truck traffic, and other objectionable effects, although needed in proximity to residences and businesses they serve. Typical uses: automobile service stations, small welding and machine shops, large laundries, and dry cleaning establishments.

MANUFACTURING DISTRICTS

Manufacturing Districts have been established for high (M1), medium (M2), and low (M3) levels of industrial performance. Residential and community facility uses are excluded from all Manufacturing Districts, except that in M1 Districts, uses in Use Group 4 (hospitals, churches, welfare centers, etc.) are permitted. All commercial uses are permitted in all Manufacturing Districts, except large open commercial amusement establishments (Use Group 15) which are excluded from M1 Districts. New manufacturing or related uses must meet the performance standards set for the District in which they are located. An industry permitted in an M3 District may be permitted in an M2 or M1 District if it can meet the applicable performance standards.

M1

LIGHT MANUFACTURING DISTRICTS (HIGH PERFORMANCE). Activities (except storage) within completely enclosed buildings. Often provide buffers between Residence or Commercial Districts and M2 or M3 Manufacturing Districts. Typical uses include research laboratories, manufacturing of apparel or

textiles, electronic equipment, pharmaceutical and wholesale service facilities.

M2

MEDIUM MANUFACTURING DISTRICTS (MEDIUM PERFORMANCE). Manufacturing and related uses with performance characteristics less desirable than those permitted in M1 but not as objectionable as M3 Districts permit. Enclosure of activities in buildings is normally not required except along the boundary of a Residence District. Industries permitted in M1 Districts but unable to meet M1 performance standards might well be appropriate in M2, as would heavy industries which can upgrade their performance to M2 levels.

M3

HEAVY MANUFACTURING DISTRICTS (LOW PERFORMANCE). Essential heavy industries which cannot reasonably be expected to conform to performance standards appropriate for most other types of industrial activity. Typical uses include chemical manufacturing, power plants, foundries, and junk yards.

Industrial Performance Standards (Manufacturing Districts)

The Zoning Resolution classifies manufacturing operations by an industry's actual performance and impact on surrounding uses. This is achieved through a series of regulations which impose performance requirements that must be met in order for an industry to qualify for a particular Manufacturing District. Compliance with performance standard regulations is determined by the direct measurement of eight characteristics incidental to industrial operations. These include:

- Noise
- Vibration
- Smoke, dust, and other particulate matter
- Odor

- Radiation
- Toxic or noxious matter
- Fire and explosive hazards
- Humidity, heat, or glare

In general, separate standards have been established for the three Manufacturing Districts. The most exacting standards have been set for light (M1) Districts, with heavy (M3) Districts subject to the least restrictive controls. Any use in Use Groups 11A, 16, 17, and 18 can qualify for authorization as a permitted use in any Manufacturing District, as long as it complies with the District standards for each performance characteristic.

Supplementary Use Regulations and Special Provisions Along District Boundaries

COMMERCIAL DISTRICTS

In Commercial Districts "Supplementary Use Regulations" provide for the complete enclosure of all uses; restrict auto access onto zoning lots near schools, parks and playgrounds; regulate the location of certain uses within buildings; and determine the number of floors they may occupy. "Special Provisions Applying Along District Boundaries" limit the placement of primary business entrances, show windows and signs.

Enclosure

In all Districts but C7, uses must be located within completely enclosed buildings. Open store fronts and store windows are allowed, however, in C2, C3, C4, C6-1 through C6-4, C6-6, and C8 Districts.

Ground Floor Location

Asterisked uses in commercial Use Group lists may not be located on the ground floor of a building in certain Districts, unless located at least 50 feet from the building wall which faces the street. For asterisked uses in Use Groups 8, 9 and 12, these limitations apply

in C4 Districts. They apply in C5 Districts to asterisked uses in Use Groups 6, 9 and 11.

Story Restrictions

There are story restrictions in all Commercial Districts but C8. In C1 through C3 Districts, non-residential uses in Use Groups 6, 7, 8, 9 and 14 must locate below the first story ceiling if upper stories contain residential or community facility uses. Non-residential uses can in no case (excepting public service uses and clubs in Use Group 6) occupy more than two floors, including a basement. In C4 through C7 Districts, in mixed buildings, non-residential uses in Use Groups 5 through 16 may occupy the first story, or any other floor below residential uses, without restriction as to the number of floors that may be used.

Auto Access Restrictions and Boundary Provisions

The same auto access restrictions and boundary provisions apply in all Commercial Districts.

MANUFACTURING DISTRICTS

In Manufacturing Districts, the "Supplementary Use Regulations" require complete enclosure of all uses in M1 Districts and restrict auto access onto lots near schools, parks and playgrounds in all Districts. The "Special Provisions Applying Along District Boundaries" call for enclosure of manufacturing and commercial activities and enclosure or screening

of storage facilities. They also limit business entrances, show windows and signs. Boundary regulations are uniform for all Districts, except those which relate to enclosure or screening of storage. Store fronts and store windows open to customers outside the building, are permitted for all the commercial uses in all Manufacturing Districts.

Signs

SIGNS IN RESIDENCE DISTRICTS AND FOR RESIDENTIAL USES IN COMMERCIAL DISTRICTS

Nameplates for dwelling or rooming units, identification signs for multiple dwellings and non-residential structures, bulletin boards for community facility uses, signs for parking areas, and "For Sale" and "For

Rent" signs are all permitted in Residence Districts and for residential uses in Commercial Districts. Restrictions on size, number and height are given in Article II, Chapter 2.

SIGNS IN COMMERCIAL AND MANUFACTURING DISTRICTS FOR NON-RESIDENTIAL USES

Sign provisions for Commercial Districts are found in Article III, Chapter 2, and for Manufacturing Districts, in Article IV, Chapter 2.

Type of Sign Allowed

In all Commercial and Manufacturing Districts, the code permits "business signs" — signs erected on the same zoning lots as the businesses to which they refer. In Districts C3 and C5-1 through C5-3, however, no such signs may be illuminated and in C1 and C2, no flashing illuminated signs are allowed, except certain signs showing time, temperature, etc.

In general, "advertising signs" — signs which refer to a business on another zoning lot — are permitted in Districts C6-5, C6-7, C7, C8 and M1 through M3.

Permitted advertising signs may be illuminated or flashing, except in C8 Districts, where they must be non-illuminated or illuminated indirectly, with residences and streets shielded from the light source.

No advertising sign is permitted within 200 feet of an arterial highway or public park more than one-half acre in size if visible from it, or within 100 feet of a street containing a Residence District boundary or a public park over one-half acre in size if not angled at least 165° away from such boundary or park.

Size, Surface Area, Height, and Projection

For non-residential signs in Commercial or Manufacturing Districts, the limits on size, total surface area per lot, and height are indicated below:

SIGN DIMENSION AND PLACEMENT REGULATIONS

Districts	Maximum Total Surface Area of Signs Per Lot ¹ (in square feet)		Maximum Height (in feet)			
	Whichever Less:		Above Roof Level			
	Maximum Size of Individual Sign	Surface Area Per Lot	Surface Area Per Lot or For Each Frontage of a Corner Lot	Above Curb Level	Wall Sign	Roof Sign
C1 ² , C2 ²	NR	3x Street Frontage	150 ³	20	5	P
C3	NR	50	—	20	5	P
C5-1 to C5-3	NR	3x Street Frontage	200	20	5	P
C4 C5-4 C6-1 to C6-4 C6-6	NR	5x Street Frontage	500	40	5	P
C8	500 ³	5x Street Frontage	—	40 ⁴	NR	NR
C6-5 C7 C6-7 M1, M2, M3	NR ⁵	NR	NR	NR ⁶	NR	NR

NR — No Restriction

P — Prohibited

¹Excluding window signs which are non-illuminated or illuminated but non-flashing, if no window contains more than three and their total surface area is not more than eight square feet.

²These regulations apply in all other Commercial and Manufacturing Districts within 100 feet of a street containing a Residence District boundary or a public park over one-half acre in size, if not angled at least 165° away from such boundary or park.

³50 square feet for illuminated signs.

⁴Non-illuminated signs or signs with indirect illumination may extend to a maximum height of 58 feet.

⁵The size (in square feet) of an advertising sign cannot exceed the distance (in feet) of such sign from an arterial highway or public park.

⁶In Manufacturing Districts within 500 feet of a Residence District or a C1 or C2 District — 50 feet for illuminated signs over 25 square feet in size, if their illuminated portions do not face 90° or more away from the boundary, and 58 feet for signs illuminated indirectly.

Permitted signs may project up to 8 feet beyond the street line in C6-5, C6-7, and C7 Districts, and without limit in all Manufacturing Districts. In all

other non-Residence Districts, the permitted projection over the street line is 18 inches for double- and multi-faced signs, and 12 inches for all other signs.

BULK

Controls Over Intensity of Development

The Zoning Resolution regulates the intensity of development of the City through the following zoning controls:

- FLOOR AREA RATIO — Applicable to all kinds of buildings
- OPEN SPACE RATIO — Applicable only to buildings that contain residential uses
- REQUIRED LOT AREA PER ROOM OR DWELLING UNIT — Applicable only to buildings which contain residential uses

FLOOR AREA RATIO

The Floor Area Ratio is the principal control on the physical volume of a building. It represents the relation between the floor area of the building and the area of the lot on which the building stands. Expressed as a formula:

$$FAR = \frac{\text{Floor Area}}{\text{Lot Area}}$$

Thus a building permitted a Floor Area Ratio of 5 could have five times as much floor area as lot area, while a Floor Area Ratio of .5 would permit a floor area equal to only one-half the lot area.

Floor Area

The term "floor area" used in determining the Floor Area Ratio (and the Open Space Ratio as well, see below) is defined as the sum of the gross areas of all the floors in a building, excluding certain floors and other building areas.

Areas excluded are:

1. Balconies, terraces, breezeways and porches, provided they are not more than half enclosed.

OPEN SPACE RATIO

For buildings containing residential uses, the primary device assuring adequate open space is the Open Space Ratio. This fixes the open space required on a lot as a percentage of the total floor area of all buildings on the lot. Expressed as a formula:

$$OSR = \frac{100 \times \text{open space}}{\text{floor area}}$$

- REQUIRED LOT AREA PER HUNDRED SQUARE FEET OF NON-RESIDENTIAL FLOOR SPACE — Applicable only to buildings occupied by both residential and non-residential uses
- MINIMUM LOT SIZE — Applicable only to buildings which contain residential uses
- MAXIMUM LOT COVERAGE — Applicable only to buildings which contain community facility uses, and only in Residence Districts.

2. Floor space used for mechanical equipment.
3. Permitted or required parking space located less than 23 feet above curb level.
4. Off-street loading space, limited to twice the requirement.
5. Elevator or stair bulkheads and accessory water and cooling towers.
6. Uncovered steps.

Floors excluded are:

1. Attics with headroom of less than eight feet.
2. Cellars — space whose height is more than half below curb level.
3. The lowest story of a residence containing up to two additional stories, if it is used for basement purposes, is part of the same dwelling unit as the story immediately above it, and is half below ground level on one side or contains a garage.

Where the Open Space Ratio is 20, for example, a building whose floor area is 20,000 square feet calls for open space of 4,000 square feet — 20 per cent of 20,000.

Open Space

"Open space" is that part of a zoning lot which, in general, must be open and unobstructed to the sky. It must be accessible to all residents of a

building (except in R8 and R9 Districts, where roof area used as required open space need not be accessible to occupants). Roof area can be counted as open space if it is not over building areas devoted to residential use, and only if certain restrictions and design standards are met. Certain obstructions are permitted, and up to 50 per cent of the required open space may be used for off-street parking.

REQUIRED LOT AREA PER ROOM OR DWELLING UNIT

The number of people who can live in a given area is limited indirectly by the number of dwelling units or rooms permitted in a residential building on a lot of a given size. These restrictions are set in terms of lot area required per dwelling unit or room.

Room

For the purpose of these regulations, "room" has a meaning similar to that of "rental room," familiar to architects and builders. In this defini-

tion, the basic living space in an apartment — living room, dining area, and kitchen — counts as 2½ rooms, with each additional room counting as one.

Supplementing these limitations in R1 through R5 Districts are regulations which forbid rooming units (SRO's, for example) and restrict dwelling unit occupancy to a single family or a common household of up to four unrelated persons.

OTHER DENSITY CONTROLS

Buildings occupied by residential and non-residential uses must meet the lot area requirements for both uses. Requirements for the non-residential part are stated in terms of lot area per 100 square feet of floor area devoted to such non-residential use.

Additional regulations insure adequate open space and privacy through the control of minimum lot size for residential buildings, and maximum lot coverage for buildings which contain community facility uses in Residence Districts.

BONUS PROVISIONS

Bonuses for Open Space

In R5 through R9 Districts, the higher the building, the greater the Open Space Ratio required. Within limits, however, this provision of additional open space is rewarded by more floor area, by more rooms per lot area, or a combination of both.

FLOOR AREA BONUS

In each of these Districts, every required increase in the Open Space Ratio results in an increase in the

permitted Floor Area Ratio — until, at a certain height, it begins to decline. The Floor Area Ratio at a given Height Factor (floor area divided by lot coverage) and a given Open Space Ratio is derived from the following formula:

$$\frac{1}{FAR} = \frac{OSR}{100} + \frac{1}{\text{Height factor}}$$

The relationship of Floor Area Ratio, Height Factor, and Open Space Ratio in Districts R5 through R9 is summarized in the following chart:

MINIMUM REQUIRED OPEN SPACE RATIO AND MAXIMUM FLOOR AREA RATIO,
R5 THROUGH R9 DISTRICTS

For buildings with a height factor of	In R5 Districts		In R6 Districts		In R7 Districts		In R8 Districts		In R9 Districts	
	Minimum required open space ratio	Maximum floor area ratio	Minimum required open space ratio	Maximum floor area ratio	Minimum required open space ratio	Maximum floor area ratio	Minimum required open space ratio	Maximum floor area ratio	Minimum required open space ratio	Maximum floor area ratio
1	47.0	0.68	27.5	0.78	15.5	0.87	5.9	0.94	1.0	0.99
2	50.0	1.00	28.0	1.28	16.0	1.52	6.2	1.78	1.4	1.95
3	53.0	1.16	28.5	1.62	16.5	2.01	6.5	2.51	1.8	2.85
4	56.0	1.23	29.0	1.85	17.0	2.38	6.8	3.14	2.2	3.68
5	59.0	1.26	29.5	2.02	17.5	2.67	7.1	3.69	2.6	4.42
6	62.0	1.27	30.0	2.14	18.0	2.88	7.4	4.15	3.0	5.08
7	65.0	1.26	29.5	2.23	18.5	3.05	7.7	4.55	3.4	5.65
8	68.0	1.24	31.0	2.30	19.0	3.17	8.0	4.88	3.8	6.13
9	71.0	1.22	31.5	2.35	19.5	3.27	8.3	5.15	4.2	6.54
10	74.0	1.19	32.0	2.38	20.0	3.33	8.6	5.38	4.6	6.85
11	77.0	1.16	32.5	2.40	20.5	3.38	8.9	5.56	5.0	7.09
12	80.0	1.13	33.0	2.42	21.0	3.41	9.2	5.71	5.4	7.30
13	83.0	1.10	33.5	2.43	21.5	3.42	9.5	5.81	5.8	7.41
14	86.0	1.07	34.0	2.42	22.0	3.44	9.8	5.92	6.2	7.52
15	89.0	1.04	34.5	2.43	22.5	3.42	10.1	5.95	6.6	7.52
16	92.0	1.02	35.0	2.42	23.0	3.41	10.4	5.99	7.0	7.52
17	95.0	0.99	35.5	2.42	23.5	3.40	10.7	6.02	7.4	7.52
18	98.0	0.97	36.0	2.40	24.0	3.38	11.0	6.02	7.8	7.46
19	101.0	0.94	36.5	2.39	24.5	3.36	11.3	6.02	8.2	7.41
20	104.0	0.92	37.0	2.38	25.0	3.33	11.6	6.02	8.6	7.35
21	107.0	0.89	37.5	2.36	25.5	3.30	11.9	5.99	9.0	7.25

ROOM BONUS

In Districts R5 through R9, every increase in the Open Space Ratio also results in an increase in the number of rooms permitted on the lot. For each one point rise in the Open Space Ratio over an Open Space Ratio base figure, there is a uniform reduction in the required lot area per room, until a minimum requirement is reached.

A series of illustrative tables at the end of the Chapter on Residential Bulk in Article II clarify bonus provisions with regard to:

1. The Floor Area Ratio permissible on lots in each District, given the Open Space Ratio and Height Factor;
2. The lot coverage permissible on lots in each District, given the Open Space Ratio and Height Factor; and
3. The lot area required per room and the resulting number of rooms per acre permitted on lots in each District, given the Open Space Ratio.

Bonuses for Plazas, Plaza-Connected Open Areas and Arcades

In addition, in high bulk Residence and Commercial Districts, and M1-6 Districts, floor area bonuses are given for the provision of plazas, plaza-connected open areas and arcades.

These bonuses are accorded the various building types in the Districts indicated:

Type of Building or Use	Districts in which Bonuses are Given for Plazas, Plaza-Connected Open Areas or Arcades
Residential	R10 C1-9 C2-8 C4-6 C5 C6-4 C4-7 to C6-7
Community Facility	R9 R10 C1-8 C2-7 C4-6 C5 C6 C1-9 C2-8 C4-7 M1-6
Commercial	C4-7 C5-2 C6 C5-3 C5-4 M1-6
Manufacturing	M1-6

"Mixed" buildings are entitled to the bonuses allowed their constituent uses.

The bonuses allowed are listed below:

Maximum FAR Allowed in District For Specified Use	Additional Square Feet of Floor Area Allowed For Each Square Foot of		
	Plaza	Plaza-Connected Open Area	Arcade
FAR 15	10	10	3
FAR 10	6	6	3
FAR 6.0 and 6.5 (Commercial Districts only)	4	4	2

When residential uses are permitted in these Districts, plazas, plaza-connected open areas or arcades may reduce the minimum lot area requirements for each room or each hundred square feet of non-residential floor area. For every one per cent of lot area provided as plaza or plaza-connected open area or for each two per cent of lot area covered by an arcade, minimum lot area requirements are reduced .6 per cent, but not more than 17 per cent in all.

RESIDENCE BULK REGULATIONS

District	Typical Height (Stories)	Maximum Floor Area Ratio ¹	Minimum Required Open Space Ratio ³	Minimum Required Lot Area ⁴ (in square feet)		Corresponding Dwelling Units or Rooms per Acre ⁴	
				Per Dwelling Unit	Per Room	Dwelling Units	Rooms
R1-1	1 and 2	0.50	150.0	9,500		4	
R1-2	1 and 2	0.50	150.0	5,700		7	
R2	1 and 2	0.50	150.0	3,800		11	
R3	1 and 2	0.50	150.0		375		116
R4	1 and 2	0.75	80.0		275		158
R5	2 to 6	1.00 to 1.25	50.0 to 62.0		205 to 173		212 to 252
R6	6 to 10	2.00 to 2.40	29.5 to 33.0		106 to 96		411 to 454
R7	6 to 12	2.80 to 3.40	18.0 to 21.0		81 to 72		538 to 605
R8	8 to 16	4.80 to 6.00	8.0 to 10.4		53 to 44		822 to 990
R9	9 to 18	6.50 to 7.50	4.2 to 6.2		42 to 39		1,037 to 1,117
R10	14 and over	10.00 ²	None		30 ⁵		1,452 ⁵

¹When a range of floor area ratios is shown, the lower is for lowest building typical of the District, and the higher is the maximum achievable in the District for taller buildings. (Numbers have been rounded.)

²The floor area ratio shown is exclusive of the bonuses for plazas, plaza-connected open areas, or arcades, which can add up to 20 per cent to this amount.

³When a range of open space ratios is shown, the lower is the minimum required at the lower floor area ratio shown, and the higher is the minimum required at the higher floor area ratio shown.

⁴When a range of required lot areas per room, or rooms per acre, is shown, the first number is the density permitted at the lowest open space ratio shown, and the second is the maximum density permitted in the District.

⁵The lot area requirement and number of rooms per acre shown are exclusive of the bonus for plazas, plaza-connected open areas, or arcades, which can reduce the lot area requirements up to 17 per cent and increase the possible rooms per acre up to 20 per cent in this District.

COMMERCIAL AND MANUFACTURING BULK REGULATIONS

Maximum Floor Area Ratio	Commercial Bulk Regulations								Manufacturing Bulk Regulations		
	C1 and C2								M1	M2	M3
	C1-1 to C1-5 and C2-1 to C2-5 When Mapped in	C1-6 to C1-9 and C2-6 to C2-8	C3	C4	C5	C6	C7	C8			
0.50	C3										
1.00	R1 to R5		C4-1				C8-1	M1-1			
2.00	R6 to R10	C1-6 to C1-9 and C2-6 to C2-8					C7 C8-2 C8-3	M1-2 M1-4	M2-1 M2-3	M3-1 M3-2	
3.40				C4-2 C4-3 C4-4 C4-5 C4-6							
4.00	C5-1										
5.00							C8-4	M1-3 M1-5	M2-2 M2-4		
6.00									C6-1 C6-2 C6-3		
10.00			C4-7	C5-2 C5-4	C6-4 C6-5					M1-6	
15.00				C5-3	C6-6 C6-7						

MINIMUM LOT SIZE

District	One-family detached or two-family detached residences		Other types of residences	
	Area (in square feet)	Width (in feet)	Area (in square feet)	Width (in feet)
R1-1	9,500 ¹	100 ¹		
R1-2	5,700 ¹	60 ¹		
R2	3,800 ¹	40 ¹		
R3 to R10	3,800	40	1,700	18

¹ Single-family residence only

Design Controls

While floor area, open space, and density regulations prevent over-development and overcrowding, they cannot alone prevent buildings from cutting off air circulation and blotting out light. To provide light and air and still allow builders and architects maximum flexibility in planning and placing buildings on a zoning lot, the Zoning Resolution uses:

- HEIGHT AND SETBACK REGULATIONS — Applicable to all kinds of buildings
- YARD REGULATIONS — Applicable to all kinds of buildings

- COURT AND WINDOW REGULATIONS — Applicable only to buildings containing residential uses or to portions of community facility buildings containing living or sleeping accommodations
- REGULATIONS PERTAINING TO SPACING BETWEEN BUILDINGS ON THE SAME LOT — Applicable only to residential buildings
- REGULATIONS PERTAINING TO BUILDING HEIGHTS AROUND MAJOR AIRPORTS — Applicable to all kinds of buildings.

HEIGHT AND SETBACK REGULATIONS

Basic Provisions

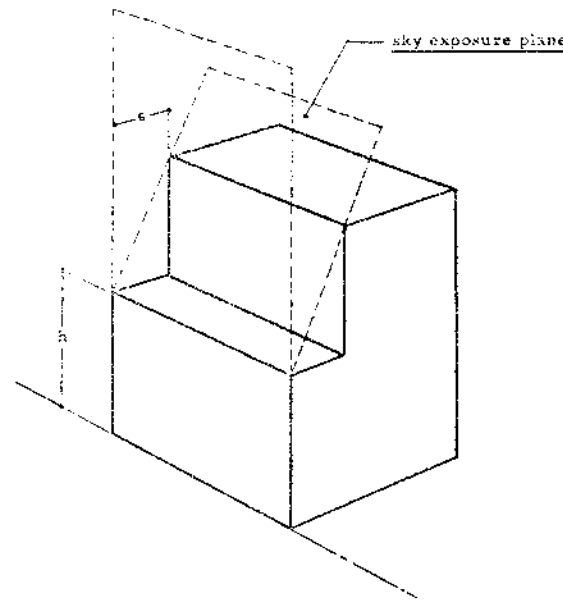
The new code limits the height of front walls at or near the street line. Above that specified height, no wall may rise within the initial setback distance and no building part may penetrate the sky exposure plane.

Initial Setback Distance

The "initial setback distance" is measured horizontally from the street line. This distance varies — one figure for parts of buildings which front on "narrow streets" (streets under 75 feet wide), and another figure for parts of buildings which front on "wide streets" (streets over 75 feet wide, or streets adjoining unpaved public parks between one and fifteen acres in size).

Sky Exposure Plane

In all Districts but R1 through R5, the "sky exposure plane" slopes up and back from an imaginary line above the street line, at a specified height. The "sky exposure plane" in Districts R1 through R5 begins above the front yard line.



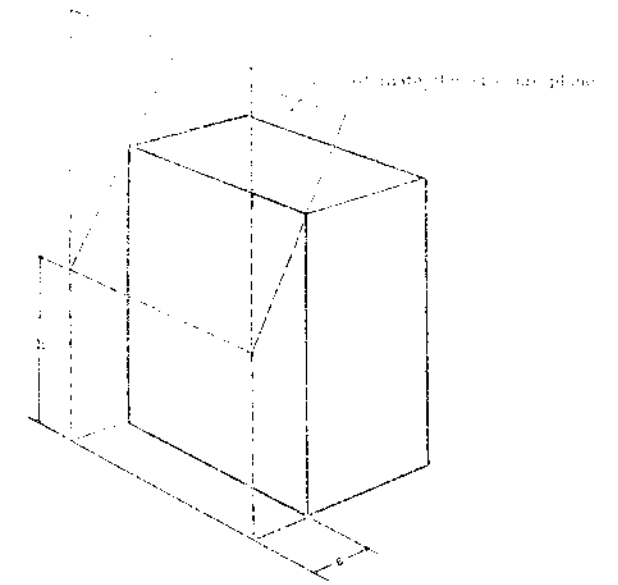
h is the height of the sky exposure plane, or maximum height of the front wall
s is the initial setback distance

Alternate Provisions

In all Districts not governed by R1 through R5 bulk regulations, if a lot-width open area of specified depth ("depth of optional front open area") is provided, alternate regulations permit higher front walls, establish a steeper "alternate sky exposure plane" and prescribe no initial setback distance. In R1 through R5 Districts, too, because front yards are mandatory, no initial setback distance is required.

Tower Provisions

A tower is the portion of a building which penetrates a sky exposure plane. Thus, the regulations which govern towers are exceptions to the usual rules. If towers are set back specified distances from the street line, they may, in certain Districts, rise to any height, provided the Floor Area Ratio is not exceeded. On lots of over 20,000 square feet, permitted towers may cover no more than 40 per cent of their lots; but on lots under 20,000 square feet, they may cover a greater percentage of the lot — up to 50 per cent for lots of 10,500 square feet or less.



h is the height of the alternate sky exposure plane
s is the depth of the optional front open area

TOWER PRIVILEGES

Type of Building or Use	Districts in which Tower Privileges are given										
Residential	R9	R10	C1-8 C1-9	C2-7 C2-8	C4-6 C4-7	C5	C6-3 C6-4 C6-5 C6-6 C6-7				
Community Facility	R7-2	R8	R9	R10	C1-6 C1-7 C1-8 C1-9	C2-6 C2-7 C2-8	C4-4 C4-5 C4-6 C4-7	C5	C6	C8-3 C8-4	M1-3 M1-4 M1-5 M1-6
Commercial							C4-7	C5-2 C5-3 C5-4	C6		M1-3 M1-4 M1-5 M1-6
Manufacturing											M1-3 M1-4 M1-5 M1-6

"Mixed" buildings have the tower privileges of their constituent uses.

For non-residential buildings in C5-3, C6-6 and C6-7 — the highest bulk Commercial Districts — alternate tower and setback regulations progressively relax lot coverage and/or setback requirements, if the floor area is reduced below the permitted maximum. These alternate regulations apply only where a zoning lot is bounded by two or more streets.

Ordinarily, tower privileges may be used in conjunction with other height and setback provisions.

However, the entire building must conform to special setback requirements, if the alternate tower regulations regarding lot coverage are to be used.

Side or Rear Setback Regulations

For buildings that contain residential or community facility uses, side or rear setbacks are sometimes required.

COMMERCIAL HEIGHT AND SETBACK REQUIREMENTS

RESIDENTIAL HEIGHT AND SETBACK REQUIREMENTS

District	Standard Regulations							
	Initial Setback Distance (in feet)		Maximum Height of Front Wall or Building within Setback Distance		Sky Exposure Plane			
	Narrow Street	Wide Street	(in feet)	(in stories)	Height above Street Line or Front Yard Line (in feet)	Slope over Zoning Lot (vertical distance to horizontal distance)	Narrow Street	Wide Street
R1 to R4	None	None	Street level	Street level	25 ¹	1 to 1	1 to 1	
R5	None	None	Street level	Street level	35 ¹	1 to 1	1 to 1	
R6 and R7	20	15	60	6	60 ²	2.7 to 1	5.6 to 1	
R8 to R10	20	15	85	9	85 ²	2.7 to 1	5.6 to 1	
Alternate Regulations (R6 to R10)								
District	Depth of Optional Front Open Area (in feet)		Height above Street Line or Front Yard Line (in feet)		Slope over Zoning Lot (vertical distance to horizontal distance)			
	Narrow Street	Wide street	Narrow Street	Wide street	Narrow Street	Wide street	Narrow Street	Wide street
R6 and R7	15	10	60		3.7 to 1	7.6 to 1		
R8 to R10	15	10	85		3.7 to 1	7.6 to 1		

¹ Above front yard line.
² Above street line.

MANUFACTURING HEIGHT AND SETBACK REQUIREMENTS

District	Standard Regulations						Alternate Regulations					
	Initial setback distance (in feet)		Maximum height of front wall or other portion of building in setback distance		Sky Exposure Plane		Depth of optional front open area (in feet)		Sky Exposure Plane			
	Narrow street	Wide street	(in feet)	(in stories)	(in feet)	Slope over zoning lot (vertical distance to horizontal distance)	Narrow street	Wide street	Narrow street	Wide street	Height above street line (in feet)	Slope over zoning lot (vertical distance to horizontal distance)
M1-1	20	15	30 ¹	2 ¹	30 ¹	1 to 1	1 to 1	15	10	30 ¹	1.4 to 1	1.4 to 1
M1-2	20	15	60	4	60	2.7 to 1	5.6 to 1	15	10	60	3.7 to 1	7.6 to 1
M1-3	20	15	85	6	85	2.7 to 1	5.6 to 1	15	10	85	3.7 to 1	7.6 to 1
M1-4	20	15	60	4 ²	60	2.7 to 1	5.6 to 1	15	10	60	3.7 to 1	7.6 to 1
M1-5 and M1-6	20	15	85	6	85	2.7 to 1	5.6 to 1	15	10	85	3.7 to 1	7.6 to 1
M2-1	20	15	60	4	60	2.7 to 1	5.6 to 1	15	10	60	3.7 to 1	7.6 to 1
M2-2	20	15	85	6	85	2.7 to 1	5.6 to 1	15	10	85	3.7 to 1	7.6 to 1
M2-3	20	15	60	4	60	2.7 to 1	5.6 to 1	15	10	60	3.7 to 1	7.6 to 1
M2-4	20	15	85	6	85	2.7 to 1	5.6 to 1	15	10	85	3.7 to 1	7.6 to 1
M3-1 and M3-2	20	15	60	4	60	2.7 to 1	5.6 to 1	15	10	60	3.7 to 1	7.6 to 1

¹ For community facility buildings, 35 feet and 3 stories.
² For community facility buildings, 6 stories.

District	Standard Regulations						Alternate Regulations					
	Initial setback distance (in feet)		Maximum height of front wall or other portion of building in setback distance		Sky Exposure Plane		Depth of optional front open area (in feet)		Sky Exposure Plane			
	Narrow street	Wide street	(in feet)	(in stories)	Height above street (in feet)	Slope over zoning lot (vertical distance to horizontal distance)	Narrow street	Wide street	Height above street line (in feet)	Slope over zoning lot (vertical distance to horizontal distance)		
C1 or C2 when mapped in:												
R1 to R3	20	15	30	2	30	1 to 1	1 to 1	15	10	30	1.4 to 1	1.4 to 1
R4 and R5	20	15	30 ¹	2 ²	30 ²	1 to 1	1 to 1	15	10	30 ¹	1.4 to 1	1.4 to 1
R6 and R7-1	20	15	60	4	60	2.7 to 1	5.6 to 1	15	10	60	3.7 to 1	7.6 to 1
R7-2	20	15	60	4 ³	60	2.7 to 1	5.6 to 1	15	10	60	3.7 to 1	7.6 to 1
R8 to R10	20	15	85	6	85	2.7 to 1	5.6 to 1	15	10	85	3.7 to 1	7.6 to 1
C1-6	20	15	60	4 ³	60	2.7 to 1	5.6 to 1	15	10	60	3.7 to 1	7.6 to 1
C1-7 to C1-9	20	15	85	6	85	2.7 to 1	5.6 to 1	15	10	85	3.7 to 1	7.6 to 1
C2-6	20	15	60	4 ³	60	2.7 to 1	5.6 to 1	15	10	60	3.7 to 1	7.6 to 1
C2-7 and C2-8	20	15	85	6	85	2.7 to 1	5.6 to 1	15	10	85	3.7 to 1	7.6 to 1
C3	20	15	30	2	30	1 to 1	1 to 1	15	10	30	1.4 to 1	1.4 to 1
C4-1	20	15	30	2	30	1 to 1	1 to 1	15	10	30	1.4 to 1	1.4 to 1
C4-2 and C4-3	20	15	60	4	60	2.7 to 1	5.6 to 1	15	10	60	3.7 to 1	7.6 to 1
C4-4 and C4-5	20	15	60	4 ³	60	2.7 to 1	5.6 to 1	15	10	60	3.7 to 1	7.6 to 1
C4-6 and C4-7	20	15	85	6	85	2.7 to 1	5.6 to 1	15	10	85	3.7 to 1	7.6 to 1
C5-1 to C5-4	20	15	85	6	85	2.7 to 1	5.6 to 1	15	10	85	3.7 to 1	7.6 to 1
C6-1 to C6-7	20	15	85	6	85	2.7 to 1	5.6 to 1	15	10	85	3.7 to 1	7.6 to 1
C7	20	15	60	4	60	2.7 to 1	5.6 to 1	15	10	60	3.7 to 1	7.6 to 1
C8-1	20	15	30 ¹	2 ²	30	1 to 1	1 to 1	15	10	30	1.4 to 1	1.4 to 1
C8-2 and C8-3	20	15	60	4	60	2.7 to 1	5.6 to 1	15	10	60	3.7 to 1	7.6 to 1
C8-4	20	15	85	6	85	2.7 to 1	5.6 to 1	15	10	85	3.7 to 1	7.6 to 1

¹ For community facility buildings, 35 feet.
² For community facility buildings, 3 stories.
³ For community facility buildings, 6 stories.

YARD REGULATIONS

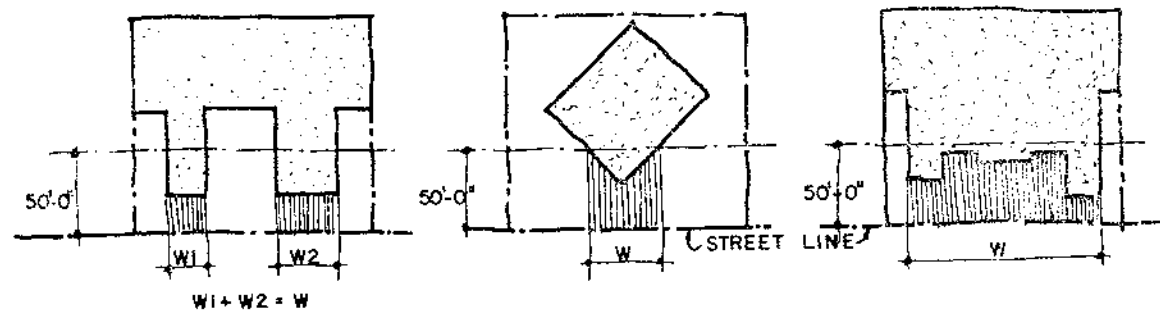
The new code establishes yard and related open area requirements for buildings in all Districts.

Front and Side Yards

Front and side yards are required for all buildings in R1 through R5 Districts. Special provisions reduce

side yard requirements for existing narrow lots. Where side yards are not required, any open areas along the side lot line must be at least 8 feet wide.

To accommodate row houses, provisions for R3, R4 and R5 Districts permit construction of party walls and subdivision of zoning lots after develop-



w is the aggregate width of street walls

ment. For residences in these Districts, and for community facility buildings in R1 through R5 Districts, the width of required side yards is partly determined by the "aggregate width of street walls" — the length of those portions of the street which are opposite sections of walls within 50 feet of the street line. The maximum aggregate width of street wall allowed for residences is 125 feet in R3 Districts; the maximum is 185 feet in R4 and R5 Districts.

Floor area bonuses are given to buildings which contain community facility uses in certain Residence Districts, when the buildings provide deep front and wide side yards, and in certain Commercial Districts, for deep front yards.

Rear Yards

Rear yards are required in all Districts for all zoning lots except the following: corner lots, lots occupying an entire block, lots less than 50 feet deep, lots fronting on two streets (through lots), and Manufacturing lots with railroad rights of way at the rear lot line. The requirement is reduced for lots less than 75 feet deep. Through lots over 110 feet from street to street must have rear yard equivalents for community facility uses in R1 through R3 Districts and for all uses in R4 through R10, C1 through C4-1, C7 and all Manufacturing Districts.

Rear Yard Equivalent

A "rear yard equivalent" may be:

1. An open area through the lot, either midway between streets or linking adjoining rear yards — 60 feet deep in Residence Districts and 40 feet deep in Commercial or Manufacturing Districts.
2. A lot-width open area at each street line — 30 feet deep in Residence Districts and 20 feet deep in Commercial or Manufacturing Districts.
3. A lot-length open area at each side lot line — 30 feet deep in Residence Districts and 20 feet deep in Commercial or Manufacturing Districts.

Special Provisions Along District Boundaries

For buildings which are situated along Residence District boundaries, special provisions apply:

In Residence Districts:

In R6 through R10 Districts all buildings must have a side yard next to an R1 through R5 boundary.

In Commercial Districts:

Buildings with residences on the first story must have a front yard if the side lot line coincides with the side lot line of a lot in an R1 through R5 District.

All buildings must have an open area along a lot line that coincides with the side lot line of an adjoining R1 through R5 lot, and commercial and community facility buildings must have an open area along the side or rear lot line if it coincides with the rear lot line of any adjoining Residence District lot.

In Manufacturing Districts:

All buildings must have a front yard if they face streets whose center line marks the boundary of a Residence District.

All buildings must have an open area along a lot line that coincides with the side lot line of an adjoining R1 through R5 lot or along the side or rear lot line if it coincides with the rear lot line of any adjoining Residence District lot.

Permitted Obstructions and Activities

Yards and open areas differ primarily with regard to the obstructions and activities permitted in each.

For each type of use, the Zoning Resolution lists obstructions permitted in front yards, side yards, rear yards and rear yard equivalents, as well as additional obstructions which are permitted in rear yards and rear yard equivalents only. In open areas along Residence District boundaries the regulations restrict loading, storage and processing. Parking is permitted in all open areas except in Manufacturing Districts next to R1 through R5 side lot lines.

RESIDENTIAL YARD REQUIREMENTS

District	Front Yards Depth (in feet)	Rear Yards ² Depth (in feet)	Side Yards					
			Single-family Detached or Two-family Detached residences		Other Types of Residences			
			Number required	Minimum Width (in feet)		Number required	Minimum Width of Yard or of Open Area if Provided (in feet)	
			Combined	Each		Combined	Each	
R1-1	20	30	2 ³	35 ³	15 ³			
R1-2	20 ¹	30	2 ³	20 ³	8 ³			
R2	15	30	2 ³	13 ³	5 ³			
R3 and R4	15 ¹	30	2	13	5	2	16	8
R5	10	30	2	13	5	2	16	8
R6 to R10	None	30	2	13	5	None	16	8

¹ On corner lots, one front yard may have a lesser depth: 15 feet in R1-2, 10 feet in R3 or R4 Districts.

² Rear yards are not required for corner lots.

³ Single-family detached residences only.

COMMERCIAL AND MANUFACTURING YARD REQUIREMENTS

District	Rear Yard ¹ Minimum Depth		Side Yard	
	Residences or Residential Portions of Other Buildings (in feet)	Commercial or Community Facility Buildings (in feet)	Side Yard	Minimum Width of Open Area if Provided (in feet)
C1 to C7	30	20	Not required	8
C8 M1, M2, M3	Residences not permitted	20	Not required	8

¹ Rear yards are not required for corner lots.

COURT AND WINDOW REGULATIONS

The Zoning Resolution controls the size and shape of courts and the distance of certain windows to walls or lot lines. The regulations relate to outer courts, inner courts, court recesses and required windows. Only residential buildings (except for one- and two-family detached residences), parts of buildings devoted to residential use and those parts of community facility buildings which contain living accommodations with required windows are covered.

Outer Court

An "outer court" is one that opens to the front on a required yard or on the street line; to the side on a lot-length open area at least 30 feet deep; or to the rear on a required yard or a

lot-width open area that is at least 30 feet deep.

Inner Court

An "inner court" is either completely enclosed by walls; opens to the side or rear on lot lines; or opens to the side or rear on an open area with a minimum dimension of less than 30 feet.

Legally Required Window and Required Window

A "legally required window" is a window required by law for a "living room" as defined in the Multiple Dwelling Law. "Required windows," used only in connection with community facility buildings, are windows required by law for any living or sleeping room (except hospital patient rooms).

OUTER COURTS, INNER COURTS, WINDOWS, AND COURT RECESSES

Type of Requirement	Residential Buildings and Parts of Buildings Containing Residential Uses	Parts of Community Facility Buildings Containing Living Accommodations with Required Windows
Outer Courts	2 x depth (if less than 30 feet wide)	2 x depth (if less than 20 feet wide)
Minimum Width	1 x depth (if more than 30 feet wide) Maximum requirement: 60 feet	1 x depth (if more than 20 feet wide) Maximum requirement: 40 feet
Inner Courts		
Minimum Requirements	30 feet (minimum dimension) 1,200 square feet (minimum area) ¹	20 feet (minimum dimension) 600 square feet (minimum area) ¹
Windows	Legally Required Windows	Required Windows
Minimum Distance from Opposite Wall	Where window opens on Outer Court: no requirement Where window opens on Inner Court: 30 feet or one-half of opposite wall's height above sill level of window, whichever is greater Maximum requirement: 60 feet	Where window opens on Outer Court: no requirement Where window opens on Inner Court: 20 feet or one-third of opposite wall's height above sill level of window, whichever is greater Maximum requirement: 40 feet
Minimum Distance from Side or Rear Lot Lines	On small corner lots in R9 and R10, where window opens on certain yards: 20 feet Other: 30 feet	20 feet
Outer Court Recesses (Recesses which do not face the Court opening)		
Minimum Width	2 x depth Maximum requirement: 60 feet	2 x depth Maximum requirement: 40 feet
Inner Court Recesses (Recesses which vary from strictly rectangular Court design)		
Minimum Width	2 x depth Maximum requirement: 60 feet	2 x depth (if less than 20 feet wide) 1 x depth (if more than 20 feet wide) Maximum requirement: 40 feet

¹ Where an Inner Court opens to the rear or side on an open area with a minimum dimension of less than 30 feet (20 feet for community facility buildings), its required area may include open area between the opening of the Inner Court and the lot line.

SPACING BETWEEN BUILDINGS ON THE SAME LOT

The Zoning Resolution introduces a flexible system for spacing residential buildings on a single lot. By formula, the distance between buildings depends on the heights and lengths of building walls where the buildings are opposite each other. However, a minimum distance of 30 feet between buildings is required.

Letters used in the formulas that determine these distances are defined as follows:

- s — the required minimum spacing between a wall of building A and a wall of building B
- LA — the length of the portion of building A directly opposite building B
- LB — the length of the portion of building B directly opposite building A
- HA — the full height of building A where it is directly opposite building B
- HB — the full height of building B where it is directly opposite building A.

On lots up to 100,000 square feet in R8, R9 and

R10 Districts, the required distance between a wall of building A and a wall of building B is determined by the following formula:

$$s = \frac{L_A + L_B + H_A + H_B}{6}$$

On these lots, when both buildings are under nine stories or 85 feet in height, the maximum required distance between them is 80 feet.

For all other lots, the formula is:

$$s = \frac{L_A + L_B + 2(H_A + H_B)}{6}$$

This requirement may be reduced by 15 per cent where the difference in height between buildings is over 60 feet or if one building is two stories or less and the other is six stories or more.

These formula regulations do not apply to buildings on a through lot separated, under the yard provisions, by a rear yard equivalent. Nor do they apply to the separation of a one- or two-family detached residence from its accessory garage.

BUILDING HEIGHTS AROUND MAJOR AIRPORTS
(New York International, LaGuardia, Floyd Bennett Field)

Buildings over 30 feet tall near New York's major airports are subject to zoning limitations based on FAA regulations. In the area below the flight path of aircraft landing or taking off (the Airport Approach District), these buildings cannot pierce the lowest of four imaginary surfaces, the horizontal surface, the conical surface, the approach surface, and the transitional surface. In the area below the flight path of aircraft circling the airport (the Airport Circling District), these buildings cannot pierce the horizontal surface or the conical surface.

Horizontal Surface

The "horizontal surface" is an imaginary surface 150 feet above the highest point in the airport. Its center is established on special airport maps. Its radius is different for each airport.

Conical Surface

The "conical surface" is an imaginary surface which slopes upward from the edges of the horizontal surface at roughly three degrees to the horizontal. Its radius is different for each airport.

Approach Surface

The "approach surfaces" are trapezoid-shaped imaginary surfaces that fan out from points 200 feet beyond the end of each runway, in the path used by aircraft to land or take off. Over the first 10,000 feet of ground (referred to as the "inner section" in the Zoning Resolution), an approach surface rises at a slope roughly one and one-quarter degrees to the horizontal and increases in width from 1,000 to 4,000 feet. Over the next 15,000 feet (referred to as the "outer section" in the Zoning Resolution), it rises at a slope roughly one and one-half degrees to the horizontal and increases in width from 4,000 to 8,500 feet.

Transitional Surface

The "transitional surfaces" are imaginary surfaces that rise upward and outward from imaginary lines on either side of a runway, 500 feet from its center line, and beyond the runway from the edges of the approach surfaces. They slope at an angle of roughly eight degrees to the horizontal, and they intersect the horizontal or conical surfaces.

GUIDE TO BULK REGULATIONS

District	Type of Building or Use	Maximum Floor Area Ratio	Required Open Space Ratio	Maximum Per Cent of Lot Coverage	Required Lot Area per Room or per Dwelling Unit	Minimum Lot Area and Lot Width	Yard Regulations	Height and Setback Regulations and Towers	Spacing between Buildings on Single Lot	Court Regulations and Distance from Windows
Residence	Residential	23-10 to 23-19	23-10 to 23-19		23-20 to 23-28	23-30 to 23-34	23-40 to 23-54	23-60 to 23-68	23-70 to 23-72	23-80 to 23-863
	Community Facility	24-10 to 24-16, and 24-18		24-10 to 24-12			24-30 to 24-39	24-40 to 24-48		24-50 to 24-56
	Residential and Community Facility	24-10 to 24-175, and 24-18	24-17 to 24-175, and 24-18	24-10 to 24-12	24-20 to 24-23		24-30 to 24-39	24-40 to 24-48		24-50 to 24-572
Commercial	Commercial	33-10 to 33-17					33-20 to 33-30	33-40 to 33-48		
	Community Facility or Community Facility and Commercial	33-10 to 33-17					33-20 to 33-30	33-40 to 33-48		33-50 to 33-51, and R.D.
	Residential	34-10 to 34-112, and R.D.	34-10 to 34-112, and R.D.		34-10 to 34-112, and R.D.	34-10 to 34-112, and R.D.	34-10 to 34-112, 34-22 to 34-223, and R.D.	34-10 to 34-112, 34-23, and R.D.	34-10 to 34-112, and R.D.	34-10 to 34-112, and R.D.
	Mixed (Residential and Commercial or Community Facility)	35-10 to 35-23, 35-31 to 35-32, 35-35, and R.D. and C.D.	35-10 to 35-23, 35-33 and 35-34, and R.D.		35-10 to 35-23, 35-40 to 35-42, and R.D.	35-10 to 35-23, and R.D.	35-10 to 35-23, 35-50 to 35-54, and R.D. and C.D.	35-10 to 35-23, 35-60 to 35-62, and R.D. and C.D.	35-10 to 35-23, and R.D.	35-10 to 35-23, and R.D. and C.D.
Manufacturing	Commercial or Manufacturing	43-10 to 43-16					43-20 to 43-31	43-40 to 43-48		
	Community Facility	43-10 to 43-16					43-20 to 43-31	43-40 to 43-48		43-50 to 43-51 and R.D.

R.D. or C.D. — See sections indicated above for this use in Residence Districts or Commercial Districts, respectively.

Which Bulk Provisions Apply

The chart on the opposite page shows the sections of the Resolution which apply in Residence, Commercial and Manufacturing Districts to each type of building or use.

In certain instances, the regulations for one District also apply to buildings in another District. Thus, in Commercial Districts, residential buildings and the residential portions of buildings used partly for residential and partly for commercial purposes (mixed buildings) are generally governed by Residence bulk provisions, as shown at right.

Front or side yards are not required in Commercial Districts. Yard and height and setback regulations in which R1 through R5 regulations apply are modified accordingly.

Where a zoning lot is located in more than one District, the provisions of Article VII, Chapter 7, apply. Provisions permitting modification of bulk pro-

visions by the Board of Standards and Appeals are to be found in Article VII, Chapter 3.

FOR RESIDENTIAL OR RESIDENTIAL PORTIONS OF MIXED BUILDINGS IN	THESE RESIDENCE BULK PROVISIONS APPLY
C1-1 to C1-5 and C2-1 to C2-5	The bulk provisions of the surrounding Residence Districts
C3	R3-2
C4-1, C7	R5
C4-2, C4-3	R6
C1-6, C2-6, C4-4, C4-5, C6-1	R7
C1-7, C6-2	R8
C1-8, C2-7, C6-3	R9
C1-9, C2-8, C4-6, C4-7, C5, C6-4, C6-5, C6-6, C6-7	R10

PARKING AND LOADING

Parking

Parking regulations are guided by the requirement that establishments provide off-street parking facilities in direct proportion to the degree of car and truck use they generate. Only in the central areas of the City (Manhattan south of 110th Street, and downtown Brooklyn) are commercial, manufacturing and most community facility uses exempt. There,

required off-street parking would be impractical and would add to traffic congestion by attracting more cars.

In general, parking provisions differ for each type of District. In Commercial Districts, however, residences must for the most part conform to Residence District requirements, as follows:

RESIDENTIAL PARKING REQUIREMENTS IN COMMERCIAL DISTRICTS					
Residence Parking Requirements Which Apply	Commercial Districts in Which They Apply ¹				
R1 to R4	C3				
R5	C4-1				C7
R6	C4-2				C4-3
R7-1	None				
R7-2	C1-6	C2-6	C4-4		C6-1
			C4-5		
R8, R9, R10	C1-7	C2-7	C4-6	C5	C6-2
	C1-8	C2-8	C4-7		C6-3
	C1-9				C6-4
					C6-5
					C6-6
					C6-7

Residences in Districts C1-1 through C1-5 and C2-1 through C2-5 (Commercial Districts mapped within Residence Districts) are subject to the parking requirements of the Residence Districts which surround them.

Off-street parking regulations for Residence Districts are set forth in Article II, Chapter 5; for Commercial Districts in Article III, Chapter 6; and for Manufacturing Districts in Article IV, Chapter 4. Regulations requiring action by the Board of Stand-

ards and Appeals are found in Article VII, Chapter 3, and by the City Planning Commission in Article VII, Chapter 4. Provisions relating to lots divided by District boundaries are found in Article VII, Chapter 7.

NUMBER OF SPACES REQUIRED

Minimum Requirements

Regulations setting minimum requirements for parking facilities apply to new developments, to enlargements and, where R1 through R7-1 regulations apply, to the additional dwelling units created by conversions on lots over 5,000 square feet.

required is set as a percentage of the dwelling units on the lot. In Districts governed by R1 through R5 regulations, these requirements can normally be satisfied by open area on the lot. Parking requirements are reduced or waived for smaller lots where R6 through R10 regulations apply, and are modified for public housing developments.

RESIDENTIAL USE

For residences, the number of parking spaces

OFF-STREET PARKING FOR RESIDENCES

District	Per Cent of Dwelling Units		Requirements Modified for Small Lots	Requirements Waived		
	If Group Parking Facilities Provided ²	If Individual Parking Facilities Provided ²		Small Lots	Other Lots	
			Maximum Lot Area (square feet)	Per Cent of Dwelling Units	Maximum Lot Area (square feet)	If Fewer than Following Number of Spaces Required
R1 to R4	100	100				
R5	85	100				
R6	70	100	10,000	50		5 ¹
R7-1	60	100	10,000	30		5 ¹
R7-2	50		15,000	30	10,000	15
R8, R9, R10	40		15,000	20	10,000	15

¹ Maximum waiver for conversions: 20 spaces, unless additional waiver by Board of Standards and Appeals.

² For definition of Group Parking Facility see page 33.

COMMERCIAL AND COMMUNITY FACILITY USES

Parking requirements for commercial and community facility uses are highly detailed. Different establishments have different needs, and density of development and means of transportation vary in different parts of the City. Thus, requirements are determined by a combination of three factors: the establishment's location, size and use.

1. Location. In areas of the City characterized by low density and high auto ownership, there are high parking requirements. In congested central areas, there are low requirements or exemptions.

Residence Districts:

High Requirement Districts: R1, R2, R3
 Medium Requirement Districts: R4, R5
 Low Requirement Districts: R6, R7-1
 Exempt Districts¹: R7-2, R8, R9, R10

Commercial Districts:

High Requirement Districts: C1-1, C2-1, C3, C4-1
 Medium Requirement Districts: C1-2, C2-2, C4-2, C8-1
 Low Requirement Districts: C1-3, C2-3, C4-3, C7, C8-2
 Very Low Requirement Districts²: C1-4, C2-4, C4-4, C8-3
 Exempt Districts¹: C1-5 to C1-9, C2-5 to C2-8, C4-5 to C4-7, C5, C6, C8-4

¹ Parking is required for hospitals in all Districts.

² These are exempt Districts for many community facility uses.

Manufacturing Districts:

Requirement Districts: M1-1 to M1-3, M2-1 and M2-2, M3-1
 Exempt Districts¹: M1-4 to M1-6, M2-3 and M2-4, M3-2

2. Size of the establishment. Requirements are also set for ranges of size, generally in terms of floor area or rated capacity.

3. Use. Community facility uses are listed individually, with different requirements for each. Commercial uses have been divided into nine categories, on the basis of their traffic generating characteristics. Letters from "A" to "H" designate each commercial parking requirement category, as noted below. The category assigned to each commercial use is indicated in the Use Group listing and is noted in the Index of Uses.

A—LARGE FOOD STORES. Primarily supermarkets, the largest traffic generator among the retail uses.

B, B1, and C—GENERAL RETAIL OR SERVICE USES. "B" uses are characterized by a high volume of automobile customers for their size. This category includes most retail uses—department and variety stores and most small retail businesses. "B1" uses are relatively low traffic generators, considering their floor area, and include offices and furniture stores. The "C" category includes uses which rarely locate in store groups, such as auto sales, monument sales and police stations.

D—PLACES OF ASSEMBLY. Generators of large traffic volume, such as theaters, night clubs, meeting halls, stadiums and dance halls.

E—OPEN COMMERCIAL AMUSEMENTS. Large traffic generators, such as golf driving ranges and amusement parks of the Coney Island type.

F—LIGHT MANUFACTURING, SEMI-INDUSTRIAL USES. Generators of moderate car traffic, such as large laundries and carpet cleaning establishments.

G—STORAGE OR MISCELLANEOUS ESTABLISHMENTS. Low traffic generators for floor area, such as trucking terminals, motor freight stations, packing and crating establishments.

H—OTHER COMMERCIAL USES. Uses with unique traffic-generating characteristics, such as hotels, funeral parlors and boat rental businesses. Requirements are listed separately for each use in this category.

In certain cases, the Board of Standards and Appeals may reduce the minimum requirement for commercial and community uses. Churches or places of assembly (uses in parking requirement category "D") may have reduced requirements if, at meeting times, enough of the parking spaces provided for other uses on the same lot are unused and available. Uses in parking requirement "B1" may conform to "C" group standards, so long as the owner shows good faith and does not change to a "B" category use.

MANUFACTURING USE

Parking requirements for manufacturing uses vary according to size and use, but not (exclusive of the exempt Districts—M1-4 through M1-6, M2-3, M2-4 and M3-2) according to location. The requirements for warehousing and storage establishments differ from those for other manufacturing establishments because of differences in traffic-generating potential.

MANUFACTURING PARKING REGULATIONS

Manufacturing and Related Uses

1 space per 1,000 square feet of floor area
 or
 1 space per 3 employees
 whichever will require the larger number of spaces

Warehouses and Other Storage Establishments

1 space per 2,000 square feet of floor area
 or
 1 space per 3 employees
 whichever will require the smaller number of spaces

Waiver of Requirements

Parking requirements may generally be waived in two instances:

1. If the number of spaces required under "minimum requirements" is less than the minimum specified in waiver provisions.
2. If the entrances and exits cannot possibly conform to the access regulations.

WAIVER OF REQUIREMENT FOR SPACES UNDER A MINIMUM NUMBER

The minimum number of parking spaces required—the basis for the first type of waiver—is given for residential uses in the chart on page 31, and is given for most other uses in the chart below:

WAIVER OF REQUIREMENT FOR SPACES UNDER A MINIMUM NUMBER

If Fewer than Following Number of Spaces is Required	Then Requirements are Waived in these Districts											
	R1	R2	R3	R4	R5	C1-1	C2-1	C3	C4-1			
10												
15						C1-2	C2-2		C4-2		C8-1	M1-1 M1-2 M1-3
25	R6	R7-1				C1-3	C2-3		C4-3		C7	C8-2
40	R7-2	R8	R9	R10		C1-4	C2-4		C4-4	C5	C6	C8-3 C8-4
						C1-5	C2-5		C4-5			M1-4 M1-5 M1-6
						C1-6	C2-6		C4-6			
						C1-7	C2-7		C4-7			
						C1-8	C2-8					
						C1-9						

WAIVER WHERE ACCESS WOULD BE FORBIDDEN

Access provisions—the basis for the second type of waiver—are identical for all Districts. They require that entrances and exits be located more than 50 feet from any street intersection, unless the facility has less than 10 spaces or unless the Com-

missioner of Buildings certifies that safety hazards or congestion will not result.

OTHER

Requirements for manufacturing and storage uses and for certain commercial uses are waived if the number of employees or the amount of floor space is below specified levels.

MAXIMUM NUMBER OF SPACES PERMITTED

Without specially granted modifications or exceptions, the size of off-street parking facilities can in no case exceed set limitations.

In all Districts, group parking facilities are limited to 150 spaces, except where accessory to residences in Residence Districts, when a maximum of 200 spaces is allowed.

Group Parking Facility

A "group parking facility" contains two or more spaces, serves more than one dwelling unit when accessory to a residence, and has an access to the street common to all spaces.

In Residence Districts only, additional parking density controls apply. For residences, the maximum permitted number of spaces is determined by the

number of dwelling units on the lot or by the lot size, and varies (aside from one-family detached residences) by District. For non-residential uses, maximum allowances are determined by lot size alone.

Under certain circumstances, maximum standards may be relaxed through modifications, exceptions and waivers. For group parking facilities, the maximum size specified may be increased up to 50 per cent under a modification from the Department of Buildings, and, in certain cases, an even greater increase may be permitted under an exception from the Board of Standards and Appeals. For a single-family detached residence in a Residence District, maximum standards are waived if the lot area exceeds 10,000 square feet. For all other uses in Residence Districts, parking density controls may be modified by the Department of Buildings.

LOCATION

For residences in R1 and R2 Districts, without exception, and for non-residential uses in R1 through R4 Districts, except by Board of Standards and Appeals Special Permit, parking facilities must be on the same lot as the buildings they serve. In all other cases, off-site parking is permitted, as outlined below, and joint facilities may be provided to serve two or more zoning lots. When parking is off-site, ownership of the parking area and the primary lot must be in the same hands, deed restrictions must be filed, and distance and District requirements must be adhered to.

Residential Use

Off-site parking for residences must in general be located in Commercial or Manufacturing Districts, not in Residence zones. Exception is made for a joint facility in any Residence District but R1 or R2, provided it is on the site of the other use which shares the facility. The permitted maximum distance between all off-site parking spaces and the nearest boundary of the lot occupied by the principal use is as follows:

MAXIMUM DISTANCE TO OFF-SITE PARKING (RESIDENTIAL USE)

Maximum Distance	If the Principal Use is in one of the following districts												
600 feet	R3	R4	R5	R6	R7-1		C1-1	C2-1	C3	C4-1	C7		
							C1-2	C2-2		C4-2			
							C1-3	C2-3		C4-3			
1000 feet					R7-2	R8	R9	R10	C1-4	C2-4	C4-4	C5	C6
									C1-5	C2-5	C4-5		
									C1-6	C2-6	C4-6		
									C1-7	C2-7	C4-7		
									C1-8	C2-8			
									C1-9				

District restrictions can be modified to allow other than joint off-site facilities in R3 through R10 Districts, and distance limitations can be stretched from 600 to 1,200 feet and from 1,000 to 1,500 feet by Special Permit of the Board of Standards and Appeals.

Commercial, Community Facility and Manufacturing Use

Off-site parking for a commercial, community facility or manufacturing use may be in the same District as the use it serves, or in certain cases in an adjoining District. If the principal use is in a Residence District, its parking facility may be in any adjoining District other than R1 through R4, or in R1 through R4 by Special Permit of the Board of Standards and Appeals. If the principal use is in a Commercial District, the parking facility may be in any adjoining Commercial or Manufacturing Dis-

trict. And if the principal use is in a Manufacturing District, the parking facility may be in any adjoining Manufacturing District. Off-site parking facilities for non-residential uses in Residence Districts may be permitted upon special findings by the Commissioner of Buildings.

The maximum permitted distance between all off-site parking spaces and the nearest boundary of the lot occupied by the principal use is 200 feet if the parking facility is in a Residence District, or 600 feet if the parking facility is in a Commercial or Manufacturing zone. A Special Permit from the Board of Standards and Appeals may allow off-site parking for community facility uses in Residence Districts at a distance of up to 600 feet, and may sanction an increase in permissible distance from 600 to 1,200 feet for all non-residential uses where off-site parking is provided in Commercial or Manufacturing Districts.

OTHER CONTROLS

Special regulations applying to all Districts control the size of spaces, the location of access to the street use of required open space for parking, and set requirements for surfacing and screening.

Regulations also restrict the use of accessory parking facilities and prescribe the services that may be provided there.

Loading

In Residence Districts, accessory off-street loading berths are mandatory only for hospitals, and commercial uses in large-scale developments. In other Districts specific provisions cover most commercial, manufacturing and service uses.

Like commercial and community facility parking requirements, loading requirements vary according to:

1. Location.

Residence Districts:

- High Requirement Districts: R1 through R6
- Low Requirement Districts: R7 through R10

Commercial Districts:

- High Requirement Districts: C3, C4-1 through C4-3, C7, C8-1 and C8-2, and C1 and C2 Districts mapped within R1 through R6
- Low Requirement Districts: C1-6 through C1-9, C2-6 through C2-8, C4-4 through C4-7, C5, C6, C8-3 and C8-4, and C1 and C2 Districts mapped within R7 through R10

Manufacturing Districts:

- High Requirement Districts: M1-1, M1-2 and M1-4, M2-1 and M2-3, and M3
- Low Requirement Districts: M1-3, M1-5 and M1-6, M2-2 and M2-4

2. Size of the establishment.

3. Use. Five types of establishments are distinguished. They are:

Hospitals and related facilities, and prisons

Funeral establishments

Hotels, offices and courthouses

Commercial uses

Services, wholesale, manufacturing and storage uses.

Loading regulations include provisions relating to size of berths, surfacing, screening, access and waiver

of requirements where access is forbidden. The size of berths depends on the principal use involved. Other provisions are generally similar to the corresponding provisions for off-street parking. In non-Residence Districts no open loading berth is permitted within 60 feet and no entrance is allowed within 30 feet of a Residence District boundary.

Special regulations for Commercial and Manufacturing Districts permit joint loading berths for adjoining buildings or zoning lots. Lots with uses subject to different loading requirements and lots divided by District boundaries are specially provided for.

LARGE-SCALE DEVELOPMENTS

A special chapter of the Resolution (Article VII, Chapter 8) deals with large-scale residential and community facility developments. While in the main governed by regulations which control other developments in the zoning District, these projects may, upon application to the Planning Commission, be permitted to make certain modifications of specified use, bulk and parking regulations.

In addition, should a new school or one or more other public facilities be needed in the neighborhood of a residential project, the issuance of a building permit may be delayed for a period not to exceed three months to give the City an opportunity to initi-

ate action to reserve a site within the proposed development.

Large-Scale Development

A "large-scale development" is located on a single tract (exclusive of streets), is held under single ownership or under a 75-year lease (of which 25 years may be an option to renew) and falls within these size specifications: 3 acres for community facility developments; and 20 acres, or 3 acres with 500 or more dwelling units, for residential developments.

PLANNING COMMISSION MODIFICATIONS

Use Privileges

In residential developments, up to two per cent of the floor area may be developed for local shopping uses in Use Groups 6A and 6F. The floor area limitation for each establishment is 15,000 square feet.

Bulk Privileges

Zoning lot lines within the development may be disregarded in applying regulations on intensity of development. Regulations relating to front yards and heights and setbacks along interior streets may be modified should the Planning Commission deem it proper and advisable. These privileges extend to both types of large-scale developments.

Parking Privileges

Under certain conditions, the off-street parking in a large-scale community facility development may

be located within the development without regard to zoning lot lines. In addition, for large-scale residential developments governed by R6 through R10 bulk regulations, parking requirements for accessory community facility uses may be waived.

Subdivision of Large-Scale Developments

If a large-scale residential development has been officially designated as an urban renewal project, its development plans approved, and if its land is wholly City-owned, it may be subdivided into two or more zoning lots even though bulk non-compliance is created. In such a case, limitations as to the degree of non-compliance must meet with Planning Commission approval and must be enforced through deed restrictions.

Otherwise, though large-scale developments may be subdivided into zoning lots, each lot must comply with the applicable zoning regulations.

NON-CONFORMING USES AND NON-COMPLYING BUILDINGS

Non-Conforming Uses

Existing uses which do not conform to the use regulations of the Zoning Resolution have not been made illegal. However, the Resolution does limit the expansion of existing non-conforming uses, but their ultimate elimination is not required save for extreme cases in Residence Districts.

Termination of Certain Non-Conforming Uses

In Residence Districts, certain non-conforming uses will be required to terminate at the end of an "amortization" period, as follows:

Certain semi-open uses (junkyards, coal storage, etc.) with improvements assessed at less than \$20,000, must terminate in ten years; advertising signs in eight years; and open uses with ground level or

subsurface improvements assessed at less than \$2,000, in 3 years, or immediately if destroyed to 25 per cent of value of improvements.

In Residence and Commercial Districts, non-conforming signs on awnings or canopies will be required to terminate at the end of one year.

Preventing the Expansion or Entrenchment of Non-Conforming Uses

1. Change of Use

When a building occupied by a non-conforming use is vacated, it may either be changed to a conforming use, or to another non-conforming use as listed below. (A change of occupancy or ownership in itself is not a change of use.)

PERMISSIBLE CHANGES OF USE

Non-Conforming Uses in the Following Use Groups	May Change to Uses in the Following Use Groups	
	In Residence Districts (If building not designed for residential use) ⁴	In All Commercial Districts
Manufacturing or Related Uses		
11A	11A ¹ or 6 ² , 7 ² , 8 ² , 9 ² , 10 ² , 11B ² , 14 ²	11A ¹ or 6 ³ , 7 ³ , 8 ³ , 9 ³ , 10 ³ , 11B ³ , 14 ³
16	11A ¹ , 16 ¹ , or 6 ² , 7 ² , 8 ² , 9 ² , 10 ² , 11B ² , 14 ²	11A ¹ , 16 ¹ , or 6 ³ , 7 ³ , 8 ³ , 9 ³ , 10 ³ , 11B ³ , 14 ³
17 or 18	11A ¹ , 16 ¹ , 17 ¹ , 18 ¹ , or 6 ² , 7 ² , 8 ² , 9 ² , 10 ² , 11B ² , 14 ²	11A ¹ , 16 ¹ , 17 ¹ , 18 ¹ , or 6 ³ , 7 ³ , 8 ³ , 9 ³ , 10 ³ , 11B ³ , 14 ³
Commercial Uses		
6	6	
7, 8, 9, 10, 11B, 12, 13, 14, 15	6	6, 7 ⁵ , 8 ⁵ , 9 ⁶

¹ Provided performance standards and other controls are met.

² Provided that a subsequent change of use conforms to regulations for commercial uses in Residence Districts.

³ Provided that a subsequent change of use conforms to regulations for commercial uses in Commercial Districts.

⁴ In buildings designed for residential use in Residence Districts, a non-conforming manufacturing or related use may be changed only to a permitted use.

⁵ Except in C3 and C5 Districts.

⁶ Except in C3 Districts.

2. Discontinuance of Use

In general, a non-conforming use may not be reinstated if operations have lapsed for two years or more.

3. Damage or Destruction

Should a building occupied by a non-conforming use be damaged, it may be reconstructed to its original bulk to house a conforming use, or when less than 50 per cent of the floor area is damaged (less than 25 per cent in Residence Districts) to house the original non-conforming use. When more than 50 per cent of the floor area is damaged (more than 25 per cent in Residence Districts), the original non-conforming use may continue only if no more than incidental alterations are made. When reconstruction to original bulk is contemplated and non-conformity is to be continued, percentage of damage may be based

Non-Complying Buildings

Existing buildings that do not comply with the Resolution's bulk regulations need not be altered. They may be enlarged or converted, as long as there is no new or increased non-compliance.

Conversion

Residence buildings with less lot area than required under regulations governing lot area per dwelling or room may be converted to any combination of dwelling units or rooms as long as such lot area deficiency is no greater after conversion than before. For R5 through R9 Districts (where the lot area requirement

Additional Provisions

Special regulations apply to uses which conform to use regulations, but violate Supplementary Use Regulations and Special Provisions Along District Boundaries. In general, such violations may continue even

upon reconstruction costs rather than floor area on application to the Board of Standards and Appeals.

4. Enlargement, Extension, Repairs, or Alterations

Regulations generally limit further investment in a non-conforming structure to normal maintenance and repairs. Enlargement of buildings occupied by non-conforming uses and expansion of a non-conforming use into existing floor area ("extension") is strictly limited. An enlargement, when allowed, may be no greater than 25 per cent of the original area and must conform to applicable bulk, performance standard, parking and loading regulations. An extension, when allowed, is restricted to areas where the non-conforming use would be permitted under change of use provisions, if performance standard and loading requirements are fully met.

depends on the minimum Open Space Ratio requirement) the lot area requirement for converted buildings non-complying because of failure to meet open space requirements should be determined as though the minimum Open Space Ratio requirement had in fact been met.

Reconstruction

All one- and two-family residences, regardless of the extent of damage, may be rebuilt to their original bulk. Other structures may be reconstructed to their original bulk only if less than 75 per cent destroyed, measured in terms of floor area or reconstruction costs.

when a use is changed, extended, or enlarged, as long as no additional violation is created. Any changed use, however, must meet Supplementary Use Regulations regarding enclosure or screening.

ADMINISTRATION

Administering Agencies

The Department of Buildings, the Board of Standards and Appeals, the City Planning Commission and the Board of Estimate bear the major responsibility for administering the Zoning Resolution. In addition, the Department of Air Pollution Control, the Department of Health and the Department of Marine and Aviation are each responsible for those enforcement and administrative functions which relate to their operation.

DEPARTMENT OF BUILDINGS

Enforcement of the Resolution

Enforcement of the Zoning Resolution is primarily the responsibility of the Department of Buildings.

BOARD OF STANDARDS AND APPEALS

Granting of Variances

Sometimes the peculiar shape, unusual topography or other unique physical characteristics of a lot cause the owner practical difficulty or unnecessary hardship if he is required to adhere to the strict letter of the Zoning Resolution in developing his land. In such cases, the Board of Standards and Appeals may grant variances from the use and bulk provisions of the zoning law to the extent necessary to permit a reasonable use of the land.

Before granting either use or bulk variances, however, the Board must find:

- That the practical difficulty or unnecessary hardship is caused by unique physical circumstances;
- That the practical difficulty or unnecessary hardship was not created by the present owner or by his predecessors;
- That a variance is necessary to realize a reasonable return;
- That the character of the neighborhood will not be altered, use of adjacent property will not be impaired and public welfare will not be detrimentally affected by issuance of a variance; and
- That the variance given is the minimum necessary to provide relief.

Granting of Special Permits

The Board of Standards and Appeals may grant two kinds of Special Permits—one for Special Permit uses, and the other modifying zoning regulations.

PERMITS FOR SPECIAL PERMIT USES

The Board may permit a number of specified uses not allowed as of right to locate in certain Districts. Before granting a Special Permit of this kind, the Board must find that the facility is required to serve the needs of the neighborhood and that proper measures will be taken with regard to its design, location and operation.

PERMITS MODIFYING ZONING REGULATIONS

The Board may modify certain regulations within limits set in the Resolution. These include:

- Limited expansion of a building into a District where it would not be permitted by the regulations;
- Limited enlargement or conversion of a building to a bulk not permitted under the regulations;
- Modification of off-street parking requirements; or
- Construction of buildings in excess of height limitations around major airports.

CITY PLANNING COMMISSION

Granting of Special Permits

The City Planning Commission must approve the location of certain specified uses which generate heavy traffic or pose potential planning problems. Such uses include airports, railroad passenger stations and large amusement centers. Planning Commission Special Permits are subject to final action by the Board of Estimate. The Commission may impose safeguards to assure that the facility will not detrimentally affect its neighborhood.

Amending the Resolution

Under the City Charter, amendments of the Zoning Resolution become effective 60 days after adoption by the Planning Commission, unless modified or disapproved by the Board of Estimate.

The Grace Period and Vested Rights

The new code became effective December 15, 1961. Until then, during the "grace period," all construction was governed by provisions of the old code.

After the effective date, construction under the old code may begin or continue only in certain cases.

If a building permit for new construction or major enlargements was issued under the old code during

the grace period, or was issued after the grace period for an application filed prior to December 15, 1961, it may be used for construction for two years beyond the effective date, to December 15, 1963. Then, if construction has not been completed, the Board of Standards and Appeals may grant the following extensions:

One additional year for single buildings, for major enlargements involving foundations, and for certain developments of two or more buildings (developments of one- and two-family detached residences which do not comply with the new bulk regulations, and developments which do not conform to the new use regulations) if the Board finds that by December 15, 1963 substantial construction has been completed above the foundations;

One term of two additional years (applicable to the entire development) for developments of two or more buildings (other than one- or two-family detached residences) which do not comply with the new bulk regulations, if the Board finds that by December 15, 1963 substantial construction has been completed above the foundations for any one building. The Board may later grant a term of one year to complete any building for which substantial construction above the foundations has been completed by December 15, 1965.

For minor enlargements, alterations or conversions, building permits issued under the old code may be used for three months beyond the effective date, after which the Board may grant an additional three months if it finds that a substantial portion of the construction had been completed and substantial expenditures made.