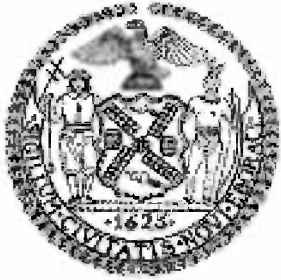


ZONING RESOLUTION Web Version

THE CITY OF NEW YORK



THE CITY OF NEW YORK
Michael R. Bloomberg, Mayor

CITY PLANNING COMMISSION
Amanda M. Burden, Director

Article VII: Administration

Chapter 7 - Special Provisions for Zoning Lots Divided by District
Boundaries

Effective date of most recently amended section of Article VII Chapter 7: 10/17/07

Date of file creation: Web version of Article VII Chapter 7: 11/18/07

CITY PLANNING COMMISSION
nyc.gov/planning

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12/15/61

Chapter 7
Special Provisions for Zoning Lots Divided by District Boundaries

12/15/61

77-00
GENERAL PROVISIONS

12/15/61

77-01
Applicability of This Chapter

Whenever any #zoning lot# is located in two or more districts in which different #uses# are permitted, or in which different #use#, #bulk#, #accessory# off-street parking and loading, or other regulations apply, the provisions of this Chapter shall apply.

6/29/94

77-02
Zoning Lots Not Existing Prior to Effective Date or Amendment of Resolution

Except as set forth in Section 77-22, paragraph (a), whenever a #zoning lot# is divided by a boundary between two or more districts and such #zoning lot# did not exist on December 15, 1961, or any applicable subsequent amendment thereto, each portion of such #zoning lot# shall be regulated by all the provisions applicable to the district in which such portion of the #zoning lot# is located.

12/15/61

77-03
Zoning Lots Existing Prior to Effective Date or Amendment of Resolution

Whenever a #zoning lot# is divided by a boundary between two or more districts and such #zoning lot# existed on December 15, 1961, or any applicable subsequent amendment thereto, the provisions of this Resolution may be applied to such #zoning lot# as set forth in subsequent Sections of this Chapter. Except as specifically provided in this Chapter, each portion of such #zoning lot# shall be regulated by all the provisions applicable to the district in which such portion of the #zoning lot# is located.

12/15/61

77-10
USE REGULATIONS

12/5/90

77-11
Conditions for Application of Use Regulations to Entire Zoning Lot

Whenever a #zoning lot# existing on December 15, 1961, or on any applicable subsequent amendment thereto, is divided by a boundary between districts in which different #uses# are permitted, the #use# regulations applicable to the district in which more than 50 percent of the #lot area# of the #zoning lot# is located may apply to the entire #zoning lot#, provided that the greatest distance from the mapped district boundary to any #lot line# of such #zoning lot# in the district in which less than 50 percent of its area is located does not exceed 25 feet. Such distance shall be measured perpendicular to the mapped district boundary.

Whenever the #use# regulations are so applied, the district boundary may be assumed to be relocated accordingly, and the #bulk#, off-street parking and loading, and all other regulations applying to such expanded district shall apply to the entire #zoning lot#. However, when the #zoning lot# is divided by a district boundary between a district limited to #single-# or #two-family residences# and a district permitting multiple dwellings, the #use# and #bulk# regulations of an R3-2 District shall apply in the R1, R2, R3A, R3X or R3-1 portion, and the #use# and #bulk# regulations of an R4 District shall apply in the R2X, R4A, R4-1 or R4B portion.

Except as specifically provided by the provisions of a special

purpose district, the provisions of this Section shall apply to #zoning lots# which are divided by a special purpose district boundary line.

6/25/64

77-12

Application of Use Regulations under All Other Conditions

Whenever a #zoning lot# is divided by a boundary between districts in which different #uses# are permitted and the provisions of Section 77-11 (Conditions for Application of Use Regulations to Entire Zoning Lot) do not apply, the applicable #use# regulations for each district shall apply to that portion of the #zoning lot# located within such district, except as provided in Section 73-42 (Enlargement of Uses across District Boundaries) or 73-52 (Modification for Zoning Lots Divided by District Boundaries).

The regulations governing #use# are set forth in Article II, Chapter 2; Article III, Chapter 2; and Article IV, Chapter 2.

12/15/61

77-20

BULK REGULATIONS

9/27/62

77-21

General Provisions

Whenever a #zoning lot# existing on December 15, 1961, or on any applicable subsequent amendment thereto, is divided by a boundary between districts with different #bulk# regulations, and the provisions of Sections 77-11 (Conditions for Application of Use Regulations to Entire Zoning Lot) or 77-211 (Conditions for application of bulk regulations to entire zoning lot) do not apply, the #bulk# regulations may apply as set forth in Sections 77-22 to 77-29, inclusive, relating to Bulk Regulations.

12/5/90

77-211

Conditions for application of bulk regulations to entire zoning lot

Whenever a #zoning lot# existing on December 15, 1961, or on any applicable subsequent amendment thereto, is divided by a boundary between:

- (a) two #Residence Districts# limited to #single-# or #single-# and #two-family residences#; or
- (b) two #Commercial Districts# or two #Manufacturing Districts# in which the same #uses# are permitted but different #bulk# regulations apply;

the #bulk# regulations applicable to the district in which more than 50 percent of the #lot area# of the #zoning lot# is located may apply to the entire #zoning lot#, provided that the greatest distance from the mapped district boundary to any #lot line# of such #zoning lot# in the district in which less than 50 percent of its area is located does not exceed 25 feet. Such distance shall be measured perpendicular to the mapped district boundary.

Whenever the #bulk# regulations are so applied, the district boundary may be assumed to be relocated accordingly, and the off-street parking and loading and all other regulations applying to such expanded district shall apply to the entire #zoning lot#.

Except as specifically provided by the provisions of a Special Purpose District, the provisions of this Section shall apply to #zoning lots# that are divided by a Special Purpose District boundary line.

10/17/07

77-22

Floor Area Ratio

The maximum #floor area ratio# permitted on each portion of such #zoning lot# for the applicable type of #building# or #buildings# on such #zoning lot# shall be determined under the applicable regulations of the Chapters indicated:

District	Type of #Use#	Article	Chapter
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#Residence#	#Residential#	II	3
#Residence#	#Community Facility#	II	4
#Commercial#	#Commercial#	III	3
#Commercial#	#Community Facility#	III	3
#Commercial#	#Residential#	III	4
#Commercial#	Mixed (#Residential# with #Commercial# or with #Community Facility#)	III	5
#Manufacturing#	#Manufacturing#	IV	3
#Manufacturing#	#Commercial#	IV	3
#Manufacturing#	#Community Facility#	IV	3

Each such #floor area ratio# shall be multiplied by the percentage of the #zoning lot# to which such #floor area ratio# applies. The sum of the products thus obtained shall be the adjusted maximum #floor area ratio# applicable to such #zoning lot#.

In applying this provision, the #floor area# bonus permitted for #publicly accessible open areas# or #arcades#, under the applicable regulations of this Resolution, shall apply only to such #publicly accessible open areas#, #arcades# or portions thereof, as are located in a district in which such bonus is granted.

When a #building# (with a #height factor# greater than 21) does not have a specified maximum #floor area ratio#, for the purpose of computing the adjusted maximum #floor area ratio# of a #zoning lot#, the #floor area ratio# of such #building# shall be deemed to be that which can be achieved at the minimum required #open space ratio# for such #building#.

The #floor area# resulting from application of the adjusted maximum #floor area ratio# may be located anywhere on the #zoning lot#, subject to all other regulations of this Resolution, and provided that the #floor area ratio# for any portion of the #zoning lot# within one district shall not exceed the maximum #floor area ratio#, by #height factor#, if applicable, specified for that district, or the adjusted maximum #floor area ratio# for the #zoning lot#, whichever is greater, except as provided in the following provisions:

- (a) For #residential developments# or #enlargements# in R3-2

Districts, R4 Districts, except R4A, R4-1 and R4B Districts, R5 Districts, and equivalent #Commercial Districts#, and for #developments#, or #enlargements# where permitted, pursuant to the Quality Housing Program in R6, R7 and R8 Districts and equivalent #Commercial Districts# outside the #Manhattan Core#, the #residential floor area ratio# of that portion of the #zoning lot# fronting on and within 100 feet of a #wide street# and permitting the greater maximum permitted #residential floor area ratio# may exceed the maximum permitted #residential floor area ratio# for the portion of the #zoning lot# by up to 20 percent, provided that the maximum #residential floor area ratio# for the #zoning lot# does not exceed the adjusted maximum #residential floor area ratio# applicable to such #zoning lot#.

- (b) For portions of #zoning lots# within an R2X, R3-1, R3A, R3X, R4-1, R4A or R4B District not subject to the provisions of Section 77-11 (Conditions for Application of Use Regulations to Entire Zoning Lot), the #floor area ratio# for such portion of the #zoning lot# shall not exceed the maximum #floor area ratio# specified for that district.

10/17/07

77-23

Open Space Ratio

The #open space# required for the #building# or #buildings# on such #zoning lot# shall be computed separately for each portion of the #zoning lot# under the applicable regulations of the Chapters indicated below. The total #open space# provided on the #zoning lot# shall not be less than the sum of such required #open space# so computed.

For portions of the #zoning lot# located in districts that have required #open space ratios#, the required #open space# for each such portion is computed by multiplying the #lot area# of that portion, by the maximum #floor area ratio# permitted for the applicable type of #building# or #buildings#, by the minimum #open space ratio# required at that #floor area ratio#, divided by 100.

For portions of the #zoning lot# located in districts that do not have a required #open space ratio#, no #open space# shall be required but any required #yards#, or #publicly accessible open area# provided, for which a #floor area# or #lot area# bonus is taken, shall be in addition to the amount of #open space# required on the remaining portion of the #zoning lot#. No open

area may be counted twice in fulfilling these requirements.

The required #open space# may be located anywhere on the #zoning lot# subject to all other regulations of this Resolution and provided that the #open space ratio# for any portion of the #zoning lot# within one district shall not be less than 60 percent of the required #open space ratio# for that district.

#Open space ratio# regulations applying to the various districts are set forth in the Chapters indicated:

District	Type of #Use#	Article	Chapter
#Residence#	#Residential#	II	3
#Residence#	#Community Facility#	II	4
#Commercial#	#Residential#	III	4
#Commercial#	Mixed (#Residential# with #Commercial# or with #Community Facility#)	III	5

6/29/94

77-24

Lot Coverage

The maximum percent of #lot coverage# permitted on each portion of a #zoning lot# shall be determined under the applicable regulations of Article II, Chapters 3 and 4.

Each such maximum percent of #lot coverage# shall be multiplied by the #lot area# of the portion of the #zoning lot# to which such percent of #lot coverage# applies. The sum of the areas of #lot coverage# thus obtained shall be the maximum area of #lot coverage# for the #zoning lot#. Such maximum area of #lot coverage#, divided by the #lot area# of the #zoning lot#, shall be the adjusted maximum percent of #lot coverage# for the #zoning lot#.

A #building# whose #lot coverage# does not exceed the adjusted maximum percentage of #lot coverage# may be located anywhere on such #zoning lot# or portion of such #zoning lot#, subject to all other regulations of this Resolution, and provided that the percentage of #lot coverage# for any portion of the #zoning lot#

within one district shall not exceed the maximum percentage of #lot coverage# specified for that district, or the adjusted maximum percentage of #lot coverage# for the #zoning lot#, whichever is greater.

If a #zoning lot# divided by a boundary between two or more districts is partly a #corner lot# and partly an #interior lot# or #through lot#, separate adjusted maximum percentages of #lot coverage# shall be computed for such #corner lot# and for such #interior lot# or #through lot# and applied separately to such #corner lot# and to such #interior lot# or #through lot#, as though each were a separate #zoning lot#. The provisions of this paragraph shall not apply to #zoning lots# located on #waterfront blocks#.

If a #zoning lot# is partly in a district in which there is no maximum permitted percentage of #lot coverage# for the #use#, the provisions of this Section shall apply to such portions of the #zoning lot# as are in a district with a maximum #lot coverage# requirement.

In R2X, R3, R4 or R5 Districts for #residential buildings#, each portion of the #zoning lot# shall be governed by the #lot coverage# regulations specified for the district in which it is located as set forth in Article II, Chapter 3.

Wherever a #zoning lot# is divided by a district boundary in which one portion of the #zoning lot# is located in a district having a #lot coverage# requirement and the other portion is located in a district having an #open space ratio# requirement, the required #open space# for the portion having the #open space ratio# requirement shall be computed in accordance with Section 77-23 (Open Space Ratio). The inverse of such required #open space# shall be the maximum #lot coverage# permitted on that portion of the #zoning lot#, and may be located anywhere on the #zoning lot# subject to all other regulations of this Resolution.

7/26/01

77-25

Density Requirements

Whenever a #zoning lot# is divided by a boundary between districts with different density requirements, the maximum number of #dwelling units# or #rooming units# permitted on the #zoning lot# shall equal the sum of the maximum number of #dwelling units# or #rooming units# permitted for each portion of the #zoning lot# in accordance with the applicable district

regulations. Such #dwelling units# or #rooming units# may be located wherever a #building# is permitted on the #zoning lot#. However, the provisions of this Section shall not apply within any R2X, R3-1, R3A, R3X, R4-1, R4A or R4B District.

12/15/61

77-26

Minimum Lot Area and Lot Width Requirements for Residences

The minimum #lot area# and #lot width# regulation applying to the district with the more restrictive regulations shall apply to the entire #zoning lot#.

The applicable regulations are set forth in the Chapters indicated:

District	Type of #Use#	Article	Chapter
#Residence#	#Residential#	II	3
#Residence#	#Community Facility#	II	4
#Commercial#	Mixed (#Residential# with #Commercial# or with #Community Facility#)	III	5

12/15/61

77-27

Yard Regulations

Each portion of the #zoning lot# shall be governed by the #yard# regulations specified for the district in which it is located.

The applicable #yard# regulations are set forth in the Chapters indicated:

District	Type of #Use#	Article	Chapter
#Residence#	#Residential#	II	3
#Residence#	#Community Facility#	II	4
#Commercial#	#Commercial#	III	3

#Commercial#	#Community Facility#	III	3
#Commercial#	#Residential#	III	4
#Commercial#	Mixed (#Residential# with #Commercial# or with #Community Facility#)	III	5
#Manufacturing#	#Manufacturing#	IV	3
#Manufacturing#	#Commercial#	IV	3
#Manufacturing#	#Community Facility#	IV	3

6/29/94

77-28

Height and Setback Regulations

For #zoning lots# divided by district boundaries in which all applicable height and setback regulations include the use of #sky exposure planes#, the height and setback regulations of each #street# frontage of the #zoning lot# shall be determined by multiplying the quantitative requirements set forth in the regulations of the Chapters, as indicated in the following table, which are applicable to each portion of such #street# frontage, by the percentage of such #street# frontage to which such regulations apply.

In determining the percentage of such #street# frontage, the percentage shall be based on the total frontage of the #zoning lot# along such #street#.

However, if any portion of such #zoning lot# is located within a #Limited Height District#, the provisions of Sections 23-691, 24-591, 33-491 or 43-49 (Limited Height Districts) shall apply to such portion of the #zoning lot#.

Height and setback regulations applying to the various districts are set forth in the Chapters indicated:

District	Type of #Use#	Article	Chapter
#Residence#	#Residential#	II	3
#Residence#	#Community Facility#	II	4
#Commercial#	#Commercial#	III	3

#Commercial#	#Community Facility#	III	3
#Commercial#	#Residential#	III	4
#Commercial#	Mixed (#Residential# with #Commercial# or with #Community Facility#)	III	5
#Manufacturing#	#Manufacturing#	IV	3
#Manufacturing#	#Commercial#	IV	3
#Manufacturing#	#Community Facility#	IV	3

For all other #zoning lots#, each portion of such #zoning lot# shall be regulated by the height and setback provisions applicable to the district in which such portion of the #zoning lot# is located.

In R2X, R3, R4 or R5 Districts, for #residential buildings#, each portion of the #zoning lot# shall be governed by the height and setback regulations specified for the district in which it is located, as set forth in Article II, Chapter 3.

For the purposes of defining a building envelope pursuant to paragraph (b) of Section 23-631 (Height and setback in R1, R2, R3, R4 and R5 Districts), apex points may be located on a zoning district boundary which divides a #building#.

Furthermore, if any portion of a #zoning lot# is located in an R2X, R3, R4, R4A or R4-1 District, the height and setback regulations specified for such district may apply to the entire #zoning lot# provided that such district comprises more than 50 percent of such #zoning lot#, and the greatest distance from the mapped district boundary to any #lot line# of such #zoning lot# in the district in which less than 50 percent of its area is located does not exceed 25 feet. Such distance shall be measured perpendicular to the mapped district boundary.

4/22/65

77-29

Tower Regulations

If 50 percent or more of a #zoning lot# is located within a district to which the provisions of Sections 23-65, 24-54, 33-45 or 43-45 (Tower Regulations) apply, and the remaining portion of

the #zoning lot# is within a district to which such provisions do not apply, any #building# or portion thereof which, in the aggregate, occupies not more than 40 percent or, on small lots, the percentage set forth in Sections 23-651, 24-541, 33-454 or 43-451 (Towers on small lots) of the #lot area# of the entire #zoning lot# (which #building# or portion thereof is hereinafter referred to as a tower) may penetrate any applicable established #sky exposure plane#, provided that such tower shall comply with the applicable setback requirements or restrictions on aggregate area that may be occupied within 50 feet of a #narrow street# or 40 feet of a #wide street#, as set forth in Sections 23-65, 24-54, 33-45 or 43-45.

If 50 percent or more of a #zoning lot# is located in a district in which the provisions of Sections 33-455 (Alternate regulations for towers on lots bounded by two or more streets), 33-456 (Alternate setback regulations on lots bounded by two or more streets) or 33-457 (Tower setbacks on narrow blocks) apply, and the remaining portion of the #zoning lot# is within a district in which such provisions do not apply, any #building# or any tower that occupies not more than the applicable percent of the #lot area# of a #zoning lot# as set forth in Section 33-455 or 33-456 and which complies with the applicable setback requirements as set forth in Sections 33-455, 33-456 or 33-457 may penetrate any applicable established #sky exposure plane#.

Subject to the requirements set forth hereinbefore and those specified in Sections 77-22 (Floor Area Ratio) and 77-23 (Open Space Ratio), such tower may be located anywhere on such #zoning lot#.

Tower regulations applying to the various districts are set forth in the Chapters indicated:

District	Type of #Use#	Article	Chapter
#Residence#	#Residential#	II	3
#Residence#	#Community Facility#	II	4
#Commercial#	#Commercial#	III	3
#Commercial#	#Community Facility#	III	3
#Commercial#	#Residential#	III	4
#Commercial#	Mixed (#Residential# with #Commercial# or with #Community Facility#)	III	5

#Manufacturing#	#Manufacturing#	IV	3
#Manufacturing#	#Commercial#	IV	3
#Manufacturing#	#Community Facility#	IV	3

12/15/61

77-30

OFF-STREET PARKING AND LOADING REGULATIONS

12/15/61

77-31

General Provisions

Whenever a #zoning lot# existing on December 15, 1961, or on any applicable subsequent amendment thereto, is divided by a boundary between districts with different off-street parking or loading regulations, and the provisions of Section 77-11 (Conditions for Application of Use Regulations to Entire Zoning Lot) do not apply, the off-street parking and loading regulations may apply as set forth in this Chapter.

12/15/61

77-32

Districts of Same General Use Class

When such boundary is between two #Residence Districts# or two #Commercial Districts# or two #Manufacturing Districts#, the provisions of this Section shall apply.

12/15/61

77-321

Provisions governing off-street parking for residences

The percentage requirements for #accessory# off-street parking for #residences# applicable to each portion of the #zoning lot# shall be multiplied by the percentage of the total #lot area# of the #zoning lot# to which each such requirement applies. The sum

of the products obtained shall be the percentage requirement applicable to #residences# on such #zoning lot#. Such off-street parking spaces may be located anywhere on the #zoning lot# without regard to district boundaries, provided that such spaces shall conform to all the other applicable provisions of this Resolution.

The regulations governing off-street parking for #residences# are set forth in the Chapters indicated:

District	Type of #Use#	Article	Chapter
#Residence#	#Residential#	II	5
#Commercial#	#Residential#	III	6

12/15/61

77-322

Provisions governing off-street parking for non-residential uses

For non-#residential uses#, the requirements for #accessory# off-street parking or loading of that district in which more than 50 percent of the total area of the #zoning lot# is located, shall apply to the entire #zoning lot#. The parking spaces or loading berths may be located anywhere on the #zoning lot# without regard to district boundaries, provided that such spaces or berths shall conform to all other applicable regulations of this Resolution.

The regulations governing off-street parking and loading are set forth in the Chapters indicated:

District	Type of #Use#	Article	Chapter
#Residence#	Non-#residential#	II	5
#Commercial#	Non-#residential#	III	6
#Manufacturing#	Non-#residential#	IV	4

12/15/61

77-33

Districts of Different General Use Class

When such boundary is between a #Residence District# and a

#Commercial District#, or between a #Commercial District# and a #Manufacturing District#, or between a #Residence District# and a #Manufacturing District#, the provisions of this Section shall apply.

12/15/61

77-331

Use permitted in both districts

For any #use# which is permitted in both such districts, the applicable requirements for #accessory# off-street parking and loading of that district in which more than 50 percent of the #zoning lot# is located shall apply to the entire #zoning lot#. The parking spaces or loading berths may be located anywhere on the #zoning lot# without regard to district boundaries, provided that such spaces or berths shall conform to all other applicable regulations of this Resolution.

12/15/61

77-332

Use not permitted in both districts

For any #use# which is permitted in one such district but not in the other, the applicable district requirements for #accessory# off-street parking and loading shall be satisfied entirely within the district within which such #use# is permitted, provided, however, that:

- (a) the required parking spaces for #residential# or #community facility uses#, or the loading berths for #community facility uses#, may be located on that portion of the #zoning lot# which is in a C8 or #Manufacturing District#;
- (b) the required parking spaces or loading berths for any #commercial use# may be located on that portion of the #zoning lot# which is in a #Manufacturing District#;
- (c) the required parking spaces or loading berths for #manufacturing uses# may be located on that portion of the #zoning lot# which is in a C8 District; and

provided, further, that such spaces or berths shall conform to all other applicable regulations of this Resolution.

6/29/94

77-40

SUPPLEMENTAL REGULATIONS

For #buildings developed# or #enlarged# on #zoning lots# in which a district boundary divides the #building# such that the Quality Housing Program applies in one portion of the #building# but not the other, the following Sections of Article II, Chapter 8, shall apply to the entire #building# or #zoning lot#, as applicable:

Section 28-12 (Street Tree Planting)

Section 28-20 (BUILDING INTERIOR)

Section 28-30 (RECREATION SPACE AND PLANTING AREAS)

Section 28-40 (SAFETY AND SECURITY)

Section 28-50 (PARKING FOR QUALITY HOUSING).

Where each zoning district has a different recreation space requirement, and/or density of #dwelling units# per corridor standard, the following rule shall apply:

To arrive at one standard for the #building#, each standard shall be multiplied by the percentage of the #zoning lot# to which such standard applies. The sum of the products thus obtained shall be the adjusted standard applicable to the #building#. For any portion of the #zoning lot# in an R3-2, R4 (except R4-1, R4A or R4B), or R5 District, the R6B District standards shall apply.