

ZONING RESOLUTION Web Version

THE CITY OF NEW YORK



THE CITY OF NEW YORK
Bill de Blasio, Mayor

CITY PLANNING COMMISSION
Carl Weisbrod, Chairman

Article VII: Administration

Chapter 6 - Location of District Boundaries

Effective date of most recently amended section of Article VII Chapter 6: 10/24/74

Date of file creation: Web version of Article VII Chapter 6: 02/10/14

CITY PLANNING COMMISSION
nyc.gov/planning

DEPARTMENT OF CITY PLANNING
©Copyrighted by the City of New York

Zoning Disclaimer- the Web version of the Zoning Resolution of the City of New York is provided for reference and the convenience of having the Resolution in an online format. Recent amendments to the Zoning Resolution also appear on the Web prior to being incorporated into the print version of the Resolution.

(12/15/61)

Chapter 6
Location of District Boundaries

(12/15/61)

76-00
MEASUREMENT OF DISTANCES

(12/15/61)

76-01
Method of Measurement

Except as otherwise specifically provided, all prescribed distances shall be measured in a straight line, not necessarily coinciding with a #street line#.

(12/15/61)

76-10
DISTRICT BOUNDARIES ON THE ZONING MAPS

(12/15/61)

76-11
General Provisions

The district boundaries on the #zoning maps# shall be interpreted in accordance with the provisions set forth in Sections 76-12 (Area Enclosed by District Boundary Line), 76-13 (Location of Boundary Line) and 76-14 (Additional Rules of Construction).

(12/15/61)

76-12
Area Enclosed by District Boundary Line

An area enclosed by a district boundary line shall be in the district designated therein.

(12/15/61)

76-13

Location of Boundary Line

The precise location of a boundary line is to be interpreted in accordance with the provisions set forth in this Section, inclusive.

(12/15/61)

76-131

Boundary line parallel to the short dimension of block

In cases where a boundary line extends parallel to the short dimension of the #block# and no dimensions are shown, such boundary line shall be considered to be located:

- (a) in the case of C1-1, C4-1, C4-2 or C4-4 Districts, 200 feet from the nearest #street# within the district;
- (b) in the case of C1-2, C1-3, C2-1, C2-2, C2-3, C4-3 or C-7 Districts, 150 feet from the nearest #street# within the district; and
- (c) in the case of all other districts, 100 feet from the nearest #street# within the district.

(12/15/61)

76-132

Boundary line parallel to the long dimension of block between parallel streets

In case of parallel #streets#, where a boundary line extends parallel to the long dimension of the #block# and no dimension is shown, such boundary line shall be considered to coincide with the center line of the #block#.

(12/15/61)

76-133

Boundary line parallel to the long dimension of block between streets which are not parallel

In case of #streets# which are not parallel, where a boundary line extends parallel to the long dimension of the #block# and no dimension is shown, such boundary line shall be considered as the bisector of the angle formed by prolonging the #street lines# to an intersection.

(12/15/61)

76-14

Additional Rules of Construction

(2/26/67)

76-141

When distance from street line shown

In cases where the boundary line is shown by a dimension as being located a specific distance from a #street line#, this distance shall be considered to be measured from the nearest #street line# of the #street# from which dimensioned.

In cases where a #Limited Height District# boundary line appears to be identical or approximately identical with the boundary line of another district whose location is shown by a dimension, the boundary line of the #Limited Height District# shall be considered to be identical with the boundary line of the other district.

(6/11/74)

76-142

Boundary line within street

In cases where the boundary line is given a position within a #street#, it shall be considered to be in the center of the #street#.

In cases where a C1 or C2 District is mapped within a #Residence District# and such C1 or C2 District abuts a #street line#, the boundary line along such abutting portion shall be deemed to be located in the center of the abutting #street#.

(12/15/61)

76-143

Boundary line oblique to streets

In cases where a boundary line is shown having a position oblique to the #streets# bounding the #block# in which it is located, it shall (unless otherwise fixed) be considered to be the bisector of the angle formed by the intersection of lines 100 feet from and parallel to each of said bounding #streets#, this distance being measured at right angles to said #street lines#.

(12/15/61)

76-144

Boundary line adjoining a railroad

In cases where a boundary line is shown as adjoining a railroad, it shall (unless otherwise fixed) be considered to coincide with the boundary line of the railroad right-of-way.

(12/15/61)

76-145

Boundary line coinciding with parks, cemeteries or navigable waters

In cases of parks, cemeteries, or navigable waters, the boundary line shall (unless otherwise fixed) be considered to coincide with the boundary line of the park or the cemetery or the pierhead line, except that in cases where no pierhead line has been established, the shore line shall control.

(12/15/61)

76-146

Islands

Any island, or portion thereof, outside of the shore or pierhead lines, that is not a #public park# shall, unless otherwise designated or determined by the City Planning Commission, be considered to be in an R3-2 District.

(12/15/61)

76-147

Park boundary line

The boundary line of a #public park# shall be considered a district boundary line.

(10/24/74)

76-148

Scenic View District boundary line

The boundary lines of #Special Scenic View Districts# are set forth in Section 102-60 (SPECIAL SCENIC VIEW DISTRICTS SPECIFIED).