



# Sightline Report

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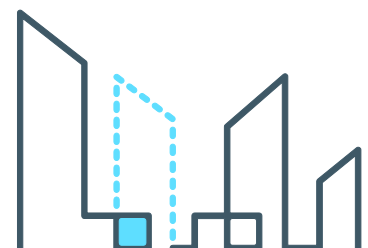
212 West 18th Street, 3, New York, NY

Created For: SAMPLE REPORT

TitleVest Order No.: SL-NY-654321

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# Overview

## Subject Premises

Block/Lot	Borough	Address
767/7505 (f/k/a 47)	Manhattan	212 West 18th Street

## Adjacent Premises

Block/Lot	Borough	Address
767/7503 (f/k/a 38)	Manhattan	201 West 17th Street
767/41	Manhattan	124 Seventh Avenue
767/43	Manhattan	128 Seventh Avenue
767/54	Manhattan	218 West 18th Street
767/22	Manhattan	221 West 17th Street



Adjacent Premises
  Subject Premises
 ★ Unit Location (Approximate)

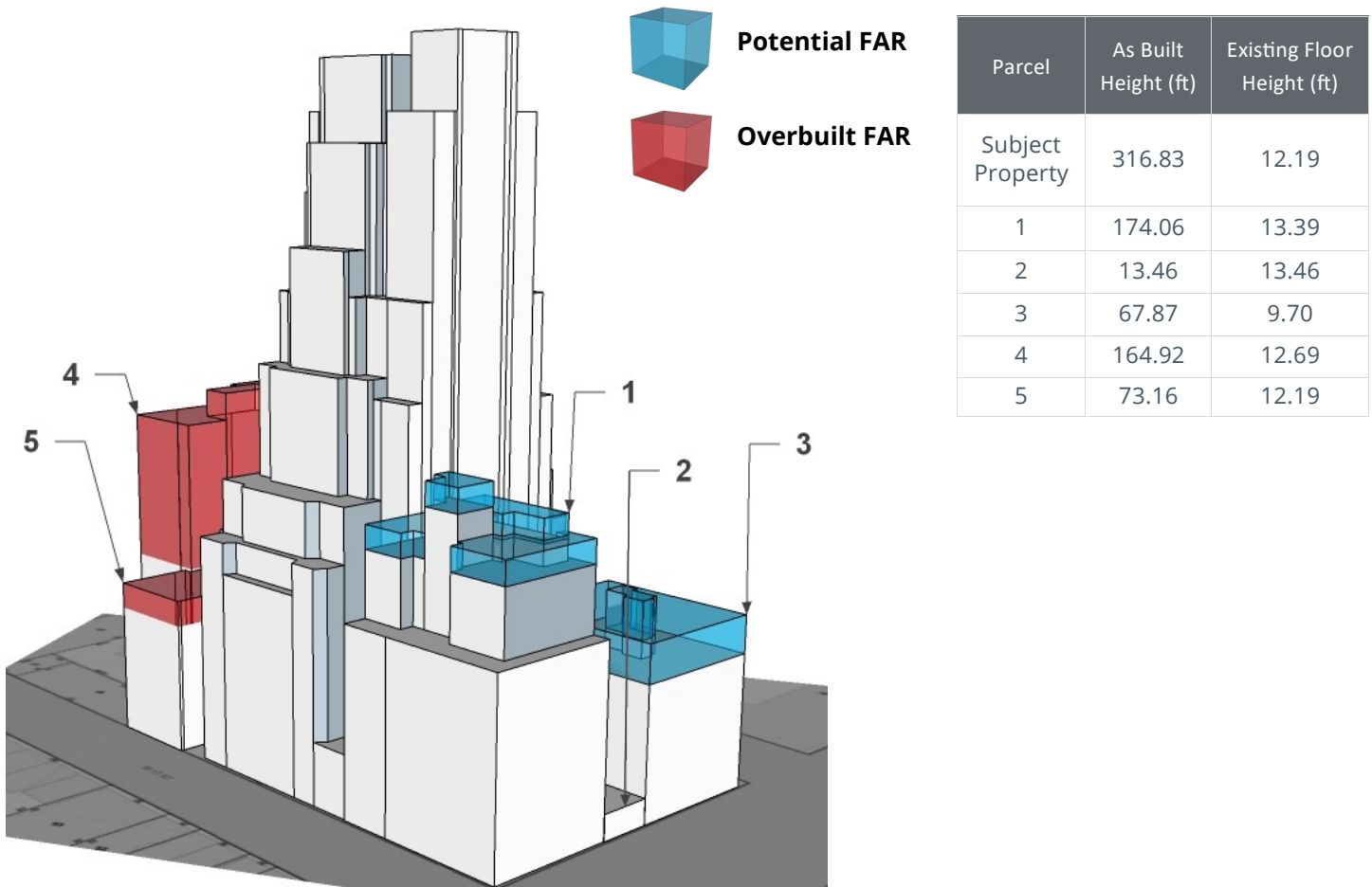
# Summary of Results

Property	Zoning District	Special Designation(s)	Available FAR (sf)	ACRIS Zoning Documents Found	DoB Building Permits Found
1 201 West 17th Street	C6-3A	None	3,550.68	3	0
2 124 Seventh Avenue	C6-3A	None	0	2	0
3 128 Seventh Avenue	C6-3A	None	14,100.00	0	0
4 218 West 18th Street	C6-2A	None	-102,344.50	5	0
5 221 West 17th Street	C6-2A	None	-5,299.00	1	1

## Notes

The subject unit contains eastern lot line windows. According to the Offering Plan, if an abutting property is redeveloped, it may be necessary to close the affected lot line windows.

Please note that Property 5 has filed construction permits to alter the building. This includes removing a portion of the rear of the structure and adding on four stories to the roof.



## Zoning District Information

### C6-3A: Commercial District

C6 districts permit a wide range of high-bulk commercial uses requiring a central location. Most C6 districts are in Manhattan, Downtown Brooklyn and Downtown Jamaica; a C6-3D district is mapped in the Civic Center area of the Bronx. Corporate headquarters, large hotels, department stores and entertainment facilities in high-rise mixed buildings are permitted in C6 districts. C6-1, C6-2 and most C6-3 districts, typically mapped in areas outside central business cores, such as the Lower East Side and Chelsea, have a commercial floor area ratio (FAR) of 6.0; the C6-3D district has an FAR of 9.0. C6-4 through C6-9 districts, typically mapped within the city's major business districts, have a maximum FAR of 10.0 or 15.0, exclusive of any applicable bonus. Floor area may be increased by a bonus for a public plaza or Inclusionary Housing. C6-2A, C6-3A, C6-3X and C6-4A are contextual districts with maximum building heights. C6-3D and C6-4X districts allow towers above a building base; special rules determine the tower's height and articulation. All other C6 districts allow towers to penetrate a sky exposure plane and do not require a contextual base. C6 districts are widely mapped within special districts. C6-4.5, C6-5.5, C6-6.5 and C6-7T districts are mapped only within the Special Midtown District and have unique floor area ratios and bonus rules. C6-1G, C6-2G, C6-2M and C6-4M districts are mapped in Chinatown and Chelsea and in the Special Garment Center District, and have rules for the conversion of non-residential space to residential use. C6 districts are well served by mass transit, and off-street parking is generally not required, except within the C6-3D district.

C6-3A		
Commercial FAR	Residential FAR	Residential District Equivalent
6	7.52	R9A

R9A General Residence District						
R9A		FAR (max)	Lot Coverage (max)		Base Height (min/max)	Building Height (max)
			Corner Lot	Interior/Through Lot		
			Wide Street	7.52		
Narrow Street				60 - 95 ft	135 ft	

Affects Parcel(s): 1, 2 & 3

C6-2A		
Commercial FAR	Residential FAR	Residential District Equivalent
6	6.02	R8A

R8A General Residence District					
R8A	FAR (max)	Lot Coverage (max)		Base Height (min/max)	Building Height (max)
		Corner Lot	Interior/Through Lot		
		6.02	80%		

Affects Parcel(s): 4 & 5



201 West 17th Street

C6-3A

### Building and Property Information

Borough	Block	Lot	Address
Manhattan	767	7503 f/k/a 38	201 West 17th Street

Frontage (ft)	Depth (ft)	Area (sf)	Building Area (sf)
75.42	100	7,542	71,206

Land Use	Buildings	Floors	Zoning District
Mixed Residential and Commercial	1	12	C6-3A

Maximum Height (ft)	Special	Landmark	Zoning Documents
145	None	None	3

### FAR Calculations

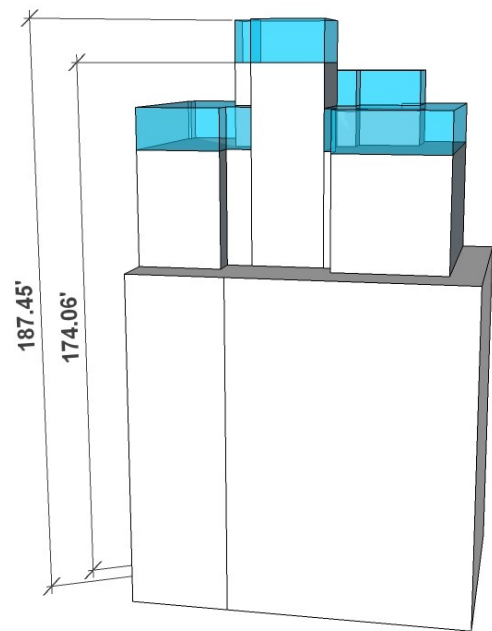
Land Use	FAR	Lot Area (sf)	FAR Bonus	Total Buildable FAR (sf)	As Built Gross Floor Area (sf)	Received Floor Area (sf)	Remaining Buildable Gross Floor Area (sf)
Commercial C6-3A	6.0	7,542.00	-	45,252.00	71,206.00	-	-
Residential C6-3A	7.52	7,542.00	-	56,715.84	71,206.00	18,040.84 <sub>1</sub>	3,550.68

1—Additional information on [Page 8](#)

## Results

According to the above FAR calculations, we can calculate that the building is using 3,550.68 square feet **less** than its available gross floor area.

**Figure 1:** Available FAR is shown in blue, assuming build-up is on current building's footprint. The current built height for this building is 174.06 feet, making individual floor height 13.39 feet. This figure assumes same, and is solely an estimate to illustrate the results. This calculation would allow for approximately .6 additional floors on this building's footprint.





124 Seventh Avenue

C6-3A

### Building and Property Information

Borough	Block	Lot	Address
Manhattan	767	41	124 Seventh Avenue

Frontage (ft)	Depth (ft)	Area (sf)	Building Area (sf)
27.67	100	2,767.00	2,767.00

Land Use	Buildings	Floors	Zoning District
Commercial and Office	1	1	C6-3A

Maximum Height (ft)	Special	Landmark	Zoning Documents
145	None	None	2

### FAR Calculations

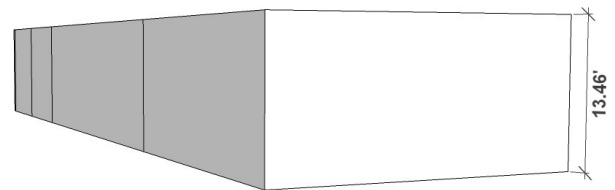
Land Use	FAR	Lot Area (sf)	FAR Bonus	Total Buildable FAR (sf)	As Built Gross Floor Area (sf)	Transferred Floor Area (sf)	Remaining Buildable Gross Floor Area (sf)
Commercial C6-3A	6.0	2,767.00	-	16,602.00	2,767.00	-	-
Residential C6-3A	7.52	2,767.00	-	20,807.84	2,767.00	18,040.84 <sub>1</sub>	0

1—Additional information on [Page 8](#)

## Results

According to the above FAR calculations, we can calculate that the building is using all of its available gross floor area.

**Figure 1:** Lot 41 transferred all of its Available Floor Area Development Rights to Lot 7503. Therefore, the current buildup is using all of its FAR with no room to grow. This figure illustrates the building as it stands with no additional square footage.



**Zoning Lot Merger**

Lot 7503 f/k/a 38 merged into one Zoning Lot with Lot 41. It assembled the excess development rights of Lot 41 by means of a Zoning Lot Development Agreement (ZLDA). The ZLDA, recorded August 11, 1998 in [Reel 2662 Page 195](#), transfers all excess development rights from Lot 7503 to Lot 41. It also establishes an easement on any strips and gores of land that adjoin the two lots.







128 Seventh Avenue

C6-3A

### Building and Property Information

Borough	Block	Lot	Address
Manhattan	767	43	128 Seventh Avenue

Frontage (ft)	Depth (ft)	Area (sf)	Building Area (sf)
81	100	8,100	46,812

Land Use	Buildings	Floors	Zoning District
Mixed Residential and Commercial	1	7	C6-3A

Maximum Height (ft)	Special	Landmark	Zoning Documents
145	None	None	0

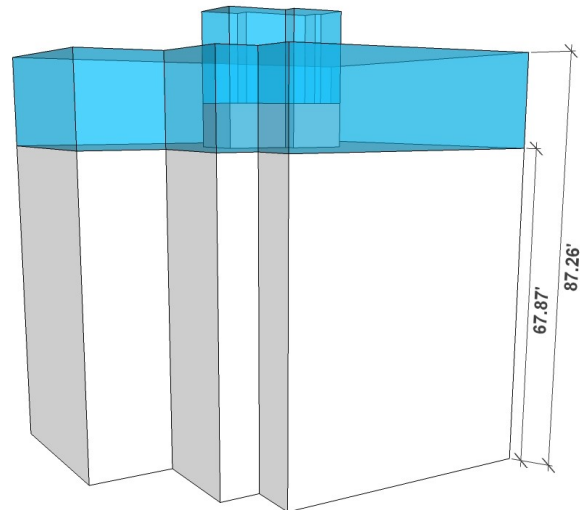
### FAR Calculations

Land Use	FAR	Lot Area (sf)	FAR Bonus	Total Buildable FAR (sf)	As Built Gross Floor Area (sf)	Remaining Buildable Gross Floor Area (sf)
Commercial C6-3A	6.0	8,100.00	-	48,600.00	46,812.00	1,788.00
Residential C6-3A	7.52	8,100.00	-	60,912.00	46,812.00	14,100.00

## Results

According to the above FAR calculations, we can calculate that the building is using 14,100 square feet **less** than its available gross floor area.

**Figure 1:** Available FAR is shown in blue, assuming build-up is on current building's footprint. The current built height for this building is 67.87 feet, making individual floor height 9.70 feet. This figure assumes same, and is solely an estimate to illustrate the results. This calculation would allow for approximately 2 additional floors on this building's footprint.





218 West 18th Street

C6-2A

### Building and Property Information

Borough	Block	Lot	Address
Manhattan	767	54	218 West 18th Street

Frontage (ft)	Depth (ft)	Area (sf)	Building Area (sf)
100	142.5	10,775	167,210

Land Use	Buildings	Floors	Zoning District
Commercial and Office	1	13	C6-2A

Maximum Height (ft)	Special Designations	Landmark	Zoning Documents
120	None	None	5

### FAR Calculations

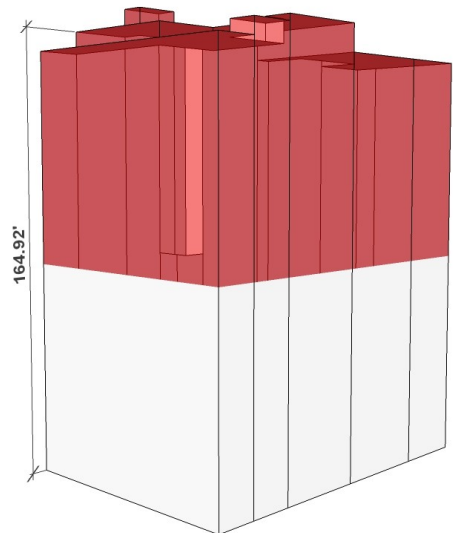
Land Use	FAR	Lot Area (sf)	FAR Bonus	Total Buildable FAR (sf)	As Built Gross Floor Area (sf)	Remaining Buildable Gross Floor Area (sf)
Commercial C6-2A	6.0	10,775.00	-	64,650.00	167,210.00	-102,560.00
Residential C6-2A	6.02	10,775.00	-	64,865.50	167,210.00	-102,344.50

## Results

According to the above FAR calculations, we can calculate that the building is using **102,344.50** square feet **more** than its available gross floor area.

**Figure 1:** Overbuilt FAR is shown in red, assuming current building's lot coverage. This figure illustrates the building to be approximately 61% overbuilt and is solely an estimate to illustrate the results.

**Notes**  
It is common for a building to exceed its maximum allowable FAR. This may be a result of the building having been constructed prior to zoning law or a result of zoning law amendments.





221 West 17th Street

C6-2A

### Building and Property Information

Borough	Block	Lot	Address
Manhattan	767	22	221 West 17th Street

Frontage (ft)	Depth (ft)	Area (sf)	Building Area (sf)
50	110	5,550	38,710

Land Use	Buildings	Floors	Zoning District
Industrial and Manufacturing	1	6	C6-2A

Maximum Height	Special	Landmark	Zoning Documents
120	None	None	1

### FAR Calculations

Land Use	FAR	Lot Area (sf)	FAR Bonus	Total Buildable FAR (sf)	As Built Gross Floor Area (sf)	Remaining Buildable Gross Floor Area (sf)
Commercial C6-2A	6.0	5,550.00	-	33,300.00	38,710.00	-5,410.00
Residential C6-2A	6.02	5,550.00	-	33,411.00	38,710.00	-5,299.00

## Results

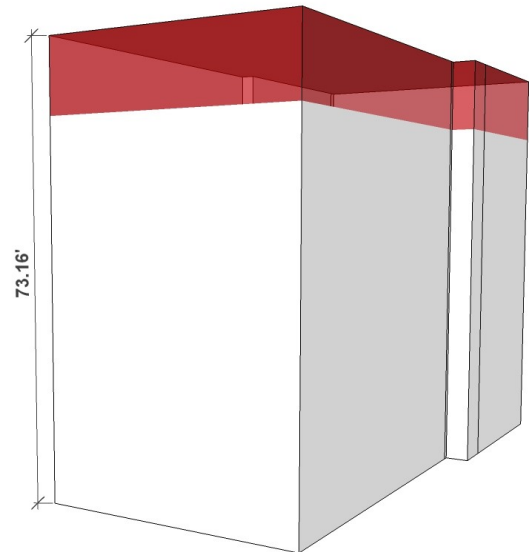
According to the above FAR calculations, we can calculate that the building is using **5,299** square feet **more** than its available gross floor area.

**Figure 1:** Overbuilt FAR is shown in red, assuming current building's lot coverage. This figure illustrates the building to be approximately 13% overbuilt and is solely an estimate to illustrate the results.

**Notes**

Please note that there are currently plans to remove the northern portion of the building and relocate this floor area as four additional stories on the roof. Please see [Page 13](#) and [Page 15](#) for more information.

It is common for a building to exceed its maximum allowable FAR. This may be a result of the building having been constructed prior to zoning law or a result of zoning law amendments.



## Zoning Documents

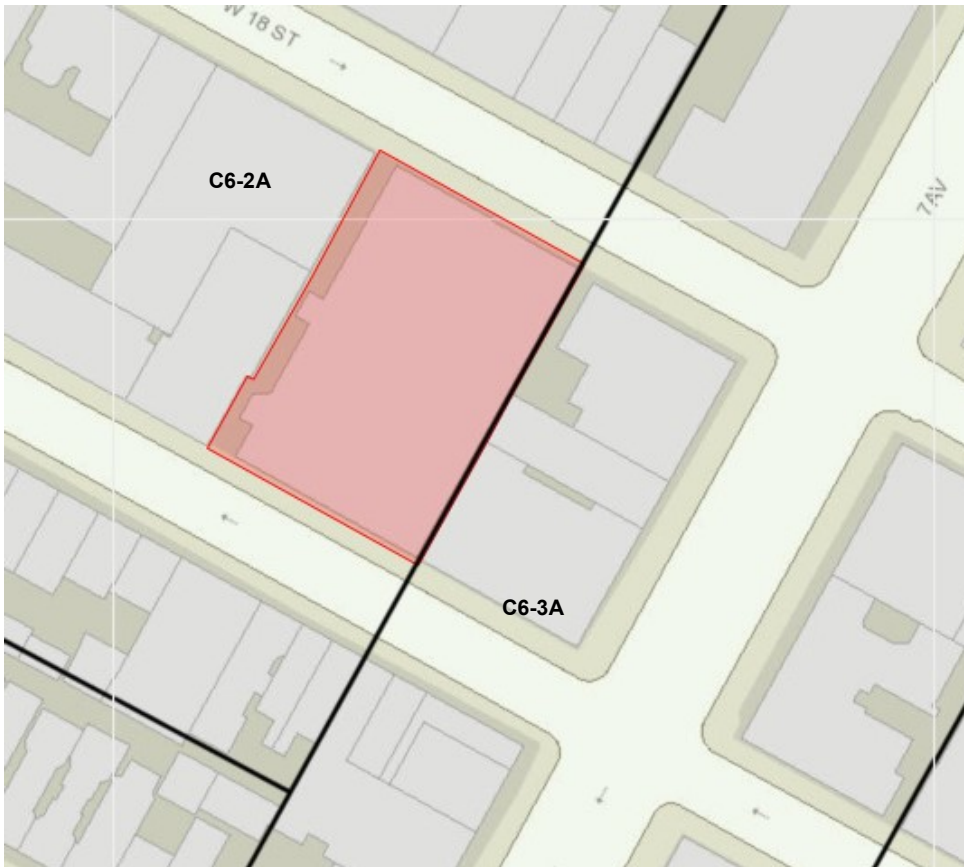
ACRIS Documents			
Recorded Date	Document Title	Document Number	Lots Affected
<b>Block 767 Lot 7503 f/k/a 38</b>			
5/27/1948	Deed	Liber 4571 Page 595	767/7503 & 41
8/11/1998	Zoning Lot Development Agreement	<a href="#">Reel 2662 Page 195</a>	767/7503 & 41
8/11/1998	Declaration of Zoning Lot Restrictions	<a href="#">Reel 2662 Page 214</a>	767/7503 & 41
<b>Block 767, Lot 41</b>			
8/11/1998	Zoning Lot Development Agreement	<a href="#">Reel 2662 Page 195</a>	767/7503 & 41
8/11/1998	Declaration of Zoning Lot Restrictions	<a href="#">Reel 2662 Page 214</a>	767/7503 & 41
<b>Block 767, Lot 54</b>			
5/23/1988	Zoning Lot Description	<a href="#">Reel 1405 Page 1811</a>	767/54
5/23/1988	Zoning Lot Description	<a href="#">Reel 1405 Page 1822</a>	767/54
5/23/1988	Zoning Lot Description	<a href="#">Reel 1413 Page 327</a>	767/54
5/23/1988	Zoning Lot Description	<a href="#">Reel 1413 Page 330</a>	767/54
9/9/2014	Zoning Lot Description	<a href="#">2014000317883</a>	767/22 & 54
<b>Block 767, Lot 22</b>			
9/9/2014	Zoning Lot Description	<a href="#">2014000317883</a>	767/22 & 54

## Zoning Documents

Publications		
Publication Date	Publication Title	Publication Source
<b>Block 767, Lot 22</b>		
5/22/2015	<a href="#">10-Story Condominium Project Partially Revealed At 221 West 17th Street, Chelsea</a>	New York Yimby
5/21/2015	<a href="#">Revealed: Pricing, renderings for DelShah's new Chelsea project</a>	The Real Deal
N/A	<a href="#">221 West 17th Street</a>	Rogers Partners

# Zoning and Land Use Maps (ZoLa)

## Zoning Boundaries and Street Map



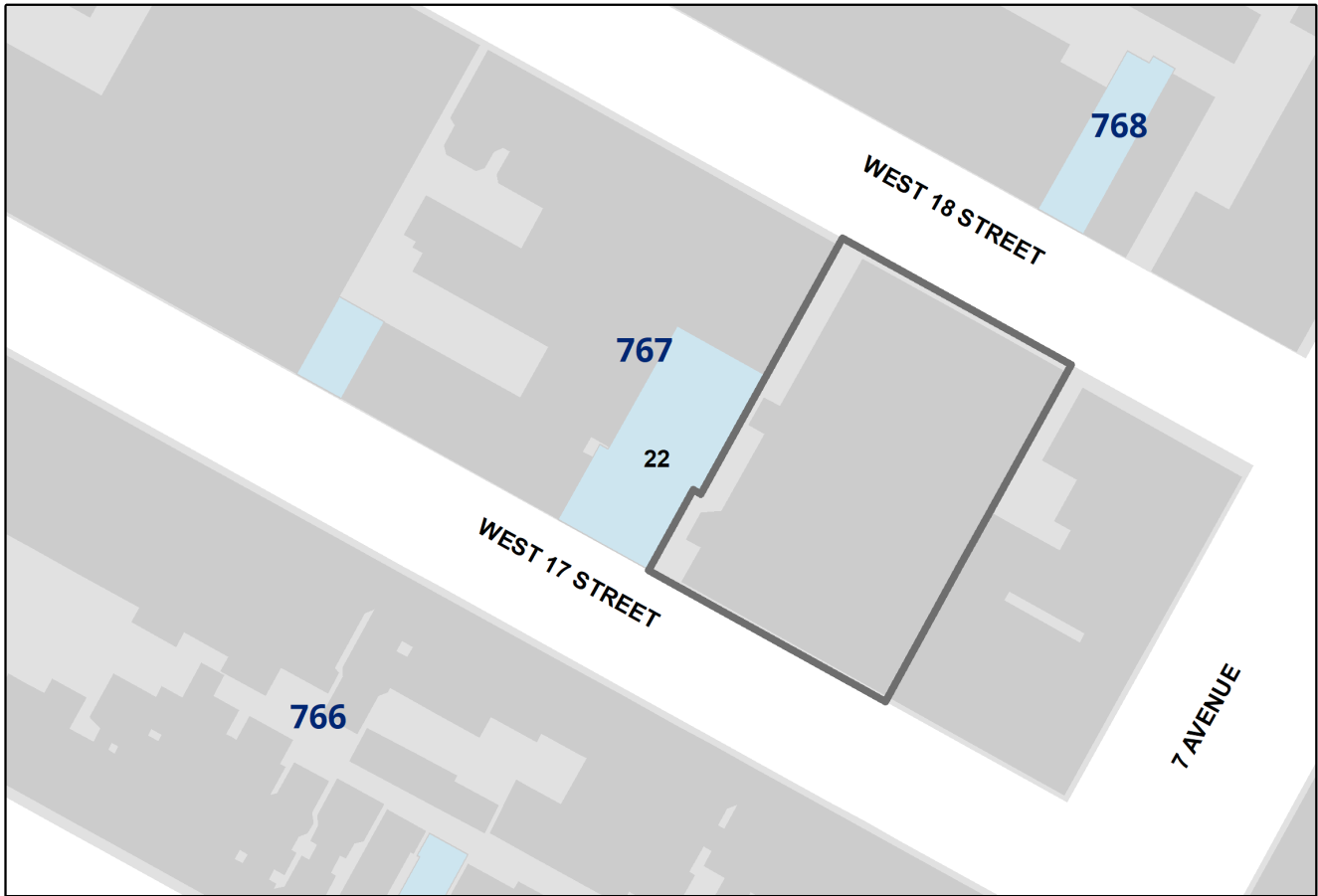
## Land Use Map



- One & Two Family Residence
- Multi-Family Residence (Walkup)
- Multi-Family Residence (Elevator)
- Mixed Residential & Commercial
- Commercial Use
- Industrial / Manufacturing
- Transportation / Utility
- Public Facilities and Institutions
- Open Space & Recreation
- Parking
- Vacant Land

# Zoning and Land Use Maps (ZoLa)

## Significant Permits within the Past Year



**Legend**

- Subject Property

**Construction**

- No Permits
- Alt1
- Demo
- Alt1 and Demo
- Demo and New Building
- New Building
- Alt1 and New Building
- Alt1, Demo and New Building

Building Permits Filed		
Number	Type	Issued
<b>Block 767, Lot 22</b>		
<a href="#">121186965-01-EQ FN</a>	A1—Alt1	6/6/2017

# Zoning Data Tables, Residence Districts

**ZONING DATA TABLE 1**

R1-R3 Lower-Density Residence Districts											
	R1-1 <sup>7</sup>	R1-2 <sup>7</sup>	R1-2A <sup>7</sup>	R2 <sup>7</sup>	R2A <sup>7</sup>	R2X	R3A <sup>7</sup>	R3X <sup>7</sup>	R3-1 <sup>7</sup>	R3-2 <sup>7</sup>	
Single-family detached residences	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Two-family detached residences	—	—	—	—	—	—	✓	✓	✓	✓	
Semi-detached residences	—	—	—	—	—	—	—	—	✓	✓	
All residences	—	—	—	—	—	—	—	—	—	✓	
Residential FAR (max)	0.5	0.5	0.5	0.5	0.5	0.85	0.5	0.5	0.5	0.5	
with attic allowance	—	—	—	—	—	1.02	0.6	0.6	0.6	0.6	
Community facility FAR (max)	0.5 <sup>1</sup>	0.5 <sup>1</sup>	0.5 <sup>1</sup>	0.5 <sup>1</sup>	0.5 <sup>1</sup>	0.5 <sup>1</sup>	1.0	1.0	1.0	1.0	
Lot width (min)	Detached	100 ft	60 ft	60 ft	40 ft	40 ft	30 ft	25 ft	35 ft	40 ft	40 ft
	Other	—	—	—	—	—	—	—	—	18 ft	18 ft
Lot area (min)	Detached	9,500 sf	5,700 sf	5,700 sf	3,800 sf	3,800 sf	2,850 sf	2,375 sf	3,325 sf	3,800 sf	3,800 sf
	Other	—	—	—	—	—	—	—	—	1,700 sf	1,700 sf
Open space ratio (min)	150.0	150.0	—	150.0	—	—	—	—	—	—	
Lot coverage (max)	—	—	30%	—	30%	— <sup>2</sup>	— <sup>2</sup>	— <sup>2</sup>	35%	35%	
Front yard depth (min)	20 ft	20 ft	20 ft <sup>3</sup>	15 ft	15 ft <sup>3</sup>	15 ft	10 ft <sup>3</sup>	10 ft <sup>3</sup>	15 ft	15 ft	
Side yards (number)	Detached	2	2	2	2	2	2	2 <sup>4</sup>	2	2	2
	Semi-detached	—	—	—	—	—	—	—	—	1	1
Total width of side yards (min)	Detached	35 ft	20 ft	20 ft	13 ft	13 ft	10 ft <sup>5</sup>	8 ft <sup>5</sup>	10 ft <sup>5</sup>	13 ft	13 ft
	Semi-detached	—	—	—	—	—	—	—	—	8 ft	8 ft
Each side yard (min)	Detached	15 ft	8 ft	8 ft	5 ft	5 ft	2 ft	—	2 ft	5 ft	5 ft
	Semi-detached	—	—	—	—	—	—	—	—	—	—
Rear yard depth (min)	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	
Perimeter wall height (max)	—	—	25 ft	—	21 ft	21 ft	21 ft	21 ft	21 ft	21 ft	
Building height (max)	— <sup>6</sup>	— <sup>6</sup>	35 ft	— <sup>6</sup>	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft	
Off-street parking	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	

<sup>1</sup> Up to 1.0 FAR by special permit

<sup>2</sup> Governed by yard requirements

<sup>3</sup> Front yard must be at least as deep as an adjacent front yard

<sup>4</sup> Zero lot line buildings require only one side yard, at least 8 feet wide

<sup>5</sup> Minimum of 8 ft required between buildings on adjacent zoning lots

<sup>6</sup> Height controlled by sky exposure plane

<sup>7</sup> Regulations may differ in Lower Density Growth Management Areas



# Zoning Data Tables, Residence Districts

**ZONING DATA TABLE 2**

R4-R5 Lower-Density Residence Districts										
	R4	R4-1 <sup>7</sup>	R4A <sup>7</sup>	R4B	R4/R5 infill	R5	R5A	R5B	R5D	
Single-family detached residences	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Two-family detached residences	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Semi-detached residences	✓	✓	—	✓	✓	✓	—	✓	✓	
All residences	✓	—	—	✓	✓	✓	—	✓	✓	
Residential FAR (max)	0.75	0.75	0.75	0.9	R4: 1.35 R5: 1.65	1.25	1.1	1.35	2.0	
with attic allowance	0.9	0.9	0.9	—	—	—	—	—	—	
Community facility FAR (max)	2.0	2.0	2.0	2.0	—	2.0	2.0	2.0	2.0	
Lot width (min)	Detached	40 ft	25 ft	30 ft	25 ft	40 ft	40 ft	30 ft	25 ft	25 ft
	Other	18 ft	18 ft	—	18 ft	18 ft	18 ft	—	18 ft	18 ft
Lot area (min)	Detached	3,800 sf	2,375 sf	2,850 sf	2,375 sf	3,800 sf	3,800 sf	2,850 sf	2,375 sf	2,375 sf
	Other	1,700 sf	1,700 sf	—	1,700 sf	1,700 sf	1,700 sf	—	1,700 sf	1,700 sf
Open space ratio (min)	—	—	—	—	—	—	—	—	—	
Lot coverage (max)	Corner lot	45%	— <sup>2</sup>	— <sup>2</sup>	55%	55%	55%	— <sup>2</sup>	55%	80%
	Interior lot									60%
Front yard depth (min)	10 ft <sup>1</sup>	10 ft <sup>3</sup>	10 ft <sup>3</sup>	5 ft <sup>3</sup>	18 ft	10 ft <sup>1</sup>	10 ft <sup>3</sup>	5 ft <sup>3</sup>	5 ft <sup>3</sup>	
Side yards (number)	Detached	2	2	2	2	2	2	2	2	2 <sup>8</sup>
	Semi-detached	1	1	—	1	1	1	—	1	1 <sup>8</sup>
Total width of side yards (min)	Detached	13 ft	8 ft <sup>4,5</sup>	10 ft <sup>5</sup>	8 ft <sup>4,5</sup>	13 ft	13 ft	10 ft <sup>5</sup>	8 ft <sup>4,5</sup>	8 ft <sup>4,5</sup>
	Semi-detached	8 ft	4 ft <sup>5</sup>	—	4 ft <sup>5</sup>	8 ft	8 ft	—	4 ft <sup>5</sup>	4 ft <sup>5</sup>
Each side yard (min)	Detached	5 ft	—	2 ft	—	5 ft	5 ft	2 ft	—	—
	Semi-detached	—	—	—	—	—	—	—	—	—
Rear yard depth (min)	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	
Perimeter wall height (max)	25 ft	25 ft	21 ft	—	R4: 25 ft R5: 30 ft	30 ft <sup>6</sup>	25 ft	30 ft <sup>6</sup>	—	
Building height (max)	35 ft	35 ft	35 ft	24 ft	R4: 35 ft R5: 33 ft	40 ft	35 ft	33 ft	40 ft	
Off-street parking	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	66% of dwelling units	85% of dwelling units	1 per dwelling unit	66% of dwelling units	66% of dwelling units	

<sup>1</sup> If front yard depth exceeds 10 ft, it must be at least 18 feet

<sup>2</sup> Governed by yard requirements

<sup>3</sup> Front yard must be at least as deep as an adjacent front yard; in R4B, R5B & R5D districts, must be as deep as one adjacent front yard but no deeper than the other

<sup>4</sup> Zero lot line buildings require only one side yard, at least 8 feet wide

<sup>5</sup> Minimum of 8 ft required between buildings on adjacent zoning lots

<sup>6</sup> Street wall height in R5 and R5B districts

<sup>7</sup> Regulations may differ in Lower Density Growth Management Areas

<sup>8</sup> Side yards not required for existing zoning lots less than 30 feet wide

# Zoning Data Tables, Residence Districts

**ZONING DATA TABLE 3**

R6-R7 Medium-Density Residence Districts												
		R6HF	R6QH	R6A	R6B	R7HF	R7QH	R7-3 <sup>7</sup>	R7A	R7B	R7D	R7X
Residential FAR (max)	Wide street	0.78–2.43 (range)	3.0 <sup>1</sup> 2.43 <sup>2</sup>	3.0	2.0	0.87–3.44 (range)	4.0 <sup>1</sup> 3.44 <sup>2</sup>	5.0 <sup>8</sup>	4.0	3.0	4.2	5.0
	Narrow street		2.2				3.44					
Community facility FAR		4.8	4.8	3.0	2.0	R7-1: 4.8 R7-2: 6.5	R7-1: 4.8 R7-2: 6.5	5.0	4.0	3.0	4.2	5.0
Open space ratio		27.5–37.5 (range)	—	—	—	15.5–25.5 (range)	—	—	—	—	—	—
Lot coverage (max)	Corner lot	—	80%	80%	80%	—	80%	70%	80%	80%	80%	80%
	Interior lot		65% <sup>1</sup> 60% <sup>2</sup>	65%	60%		65%		65%	65%	65%	70%
Base height (min/max)	Wide street	—	40–60 ft <sup>1</sup> 40–55 ft <sup>2</sup>	40–60 ft	30–40 ft	—	40–65 ft <sup>1</sup> 40–60 ft <sup>2</sup>	65 ft	40–65 ft	40–60 ft	60–85 ft	60–85 ft
	Narrow street		30–45 ft				40–60 ft					
Building height (max)	Wide street	Sky exposure plane	70 ft <sup>1</sup> 65 ft <sup>2</sup>	70 ft	50 ft	Sky exposure plane	80 ft <sup>1</sup> 75 ft <sup>2</sup>	185 ft	80 ft	75 ft	100 ft	125 ft
	Narrow street		55 ft				75 ft					
Rear yard depth (min)		30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft
Off-street parking (min)		70%	50%	50%	50%	R7-1: 60% R7-2: 50%	50%	50%	50%	50%	50%	50%

<sup>1</sup> Wide street outside Manhattan Core

<sup>2</sup> Wide street within Manhattan Core

**ZONING DATA TABLE 4**

R8-R10 Higher-Density Residence Districts														
		R8HF	R8QH	R8A	R8B	R8X	R9HF	R9QH R9A	R9-1 <sup>7</sup>	R9D	R9X	R10	R10QH R10A	R10X
Residential FAR <sup>3</sup> (max)	Wide street	0.94–6.02 (range)	7.2 <sup>1</sup> 6.02 <sup>2</sup>	6.02	4.0	6.02	0.99–7.52 (range)	7.52	9.0	9.0	9.0	10.0	10.0	10.0
	Narrow street		6.02											
Community facility FAR (max)		6.5	6.5	6.5	4.0 <sup>4</sup>	6.0	10.0	R9QH: 10.0 R9A: 7.5	9.0	9.0	9.0	10.0	10.0	10.0
Open space ratio		5.9–11.9 (range)	—	—	—	—	1.0–9.0 (range)	—	—	—	—	—	—	—
Lot coverage (max)	Corner lot	—	80%	80%	80%	80%	—	80%	70%	80%	80%	—	100%	100%
	Interior lot		70%	70%	70%	70%		70%		70%	70%		70%	70%
Base height (min/max)	Wide street	—	60–85 ft	60–85 ft	55–60 ft	60–85 ft	60–85 ft (wide st)	60–102 ft	90 ft	60–85 ft	105–120 ft	60–85 ft (wide st)	125–150 ft	60–85 ft
	Narrow street		60–80 ft					60–95 ft			60–120 ft		60–125 ft	
Building height (max)	Wide street	Sky exposure plane	120 ft	120 ft	75 ft	150 ft	Sky exposure plane or tower rules	145 ft	280 ft	Tower rules	170 ft	Tower rules	210 ft	Tower rules
	Narrow street		105 ft					135 ft			160 ft		185 ft	
Rear yard depth (min)		30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft
Off-street parking <sup>5</sup> (min)		40%	40%	40%	50% <sup>6</sup>	40%	40%	40%	40%	40%	40%	40%	40%	40%

<sup>1</sup> Wide street outside Manhattan Core

<sup>2</sup> Wide street within Manhattan Core

<sup>3</sup> FAR may differ in Inclusionary Housing designated areas

<sup>4</sup> 5.10 permitted in Manhattan Community District 8

<sup>5</sup> Waived within Manhattan Core, except within Special Hudson Yards District

<sup>6</sup> 40% in Brooklyn

<sup>7</sup> May be mapped within waterfront areas and Special Mixed Use Districts only; R7-3 may also be mapped in the Special Long Island City Mixed Use District

# Zoning Data Tables, Commercial Districts

**ZONING DATA TABLE 5**

Commercial Overlay Floor Area Ratios			
Residential District	Commercial Overlay FAR <sup>1</sup>	Residential FAR <sup>2</sup>	Community Facility FAR <sup>3</sup>
R1, R2	1.0	0.5	0.5
R2A	1.0	0.5	0.5
R2X	1.0	0.85 <sup>4</sup>	0.5
R3-1	1.0	0.5 <sup>4</sup>	1.0
R3-2	1.0	0.5 <sup>4</sup>	1.6
R3A, R3X	1.0	0.5 <sup>4</sup>	1.0
R4, R4-1, R4A	1.0	0.75 <sup>4</sup>	2.0
R4 Infill	1.0	1.35	2.0
R4B	1.0	0.9	2.0
R5	1.0	1.25	2.0
R5 Infill	1.0	1.65	2.0
R5A	1.0	1.1	2.0
R5B	1.0	1.35	2.0
R5D	2.0	2.0	2.0
R6	2.0	0.78–2.43 (range)	4.8
R6A	2.0	3.0	3.0
R6B	2.0	2.0	2.0
R7-1	2.0	0.87–3.44 (range)	4.8
R7-2	2.0	0.87–3.44 (range)	6.5
R7A	2.0	4.0	4.0
R7B	2.0	3.0	3.0
R7D	2.0	4.2	4.2
R7X	2.0	5.0	5.0
R8	2.0	0.94–6.02 (range)	6.5
R8A	2.0	6.02	6.5
R8B	2.0	4.0	4.0 <sup>5</sup>
R8X	2.0	6.02	6.0
R9	2.0	0.99–7.52 (range)	10.0
R9A	2.0	7.52	7.5
R9D	2.0	9.0	9.0
R9X	2.0	9.0	9.0
R10, R10A	2.0	10.0	10.0
R10X	2.0	10.0	10.0

<sup>1</sup> C1-1 through C1-5 and C2-1 through C2-5 districts are **commercial overlays** mapped within residential districts. Mapped within an R1 through R5 district, except an R5D district, the commercial FAR is 1.0; within an R5D district or an R6 through R10 district, the commercial FAR is 2.0. Residential FAR for a commercial overlay district is determined by the residential district regulations.

<sup>2</sup> FAR may differ with **Inclusionary Housing Program** bonus

<sup>3</sup> FAR is the same for **community facility** buildings and for buildings with both **commercial** and **community facility** uses; in R1 districts, however, the FAR is 1.0 for buildings with commercial and community facility uses

<sup>4</sup> Up to 20% increase for **attic allowance**

<sup>5</sup> 5.1 in Manhattan Community District 8

# Zoning Data Tables, Commercial Districts

**ZONING DATA TABLE 6**

C1-C4 Commercial Districts: Floor Area Ratios				
	Commercial FAR	Residential FAR <sup>7</sup>	Community <sup>1</sup> Facility FAR	Residential District Equivalent
C1-6	2.0	0.87-3.44 <sup>2</sup> (range)	6.5	R7
C1-6A	2.0	4.0 <sup>7</sup>	4.0	R7A
C1-7	2.0	0.94-6.02 <sup>3</sup> (range)	6.5	R8
C1-7A	2.0	6.02	6.5	R8A
C1-8	2.0	0.99-7.52 (range)	10.0 <sup>6</sup>	R9
C1-8A	2.0	7.52	7.5	R9A
C1-8X	2.0	9.0	9.0	R9X
C1-9	2.0	10.0	10.0 <sup>6</sup>	R10
C1-9A	2.0	10.0	10.0	R10A
C2-6	2.0	0.87-3.44 <sup>2</sup> (range)	6.5	R7
C2-6A	2.0	4.0 <sup>7</sup>	4.0	R7A
C2-7	2.0	0.99-7.52 (range)	10.0 <sup>6</sup>	R9
C2-7A	2.0	7.52	7.5	R9A
C2-7X	2.0	9.0	9.0	R9X
C2-8	2.0	10.00	10.0 <sup>6</sup>	R10
C2-8A	2.0	10.0	10.0	R10A
C3	0.5	0.5 <sup>5</sup>	1.0	R3-2
C3A	0.5	0.5 <sup>5</sup>	1.0	R3A
C4-1	1.0	1.25	2.0	R5
C4-2	3.4	0.78-2.43 <sup>4</sup> (range)	4.8	R6
C4-2A	3.0	3.0	3.0	R6A
C4-2F	3.4	0.94-6.02 <sup>3</sup> (range)	6.5	R8
C4-3	3.4	0.78-2.43 <sup>4</sup> (range)	4.8	R6
C4-3A	3.0	3.0	3.0	R6A
C4-4	3.4	0.87-3.44 <sup>2</sup> (range)	6.5	R7
C4-4A	4.0	4.0 <sup>7</sup>	4.0	R7A
C4-4D	3.4	6.02	6.5	R8A
C4-4L	4.0	4.0 <sup>7</sup>	4.0	R7A
C4-5	3.4	0.87-3.44 <sup>2</sup> (range)	6.5	R7
C4-5A	4.0	4.0	4.0	R7A
C4-5D	4.2	4.2 <sup>7</sup>	4.2	R7D
C4-5X	4.0	5.0	5.0	R7X
C4-6	3.4	10.0	10.0 <sup>6</sup>	R10
C4-6A	3.4	10.0	10.0	R10A
C4-7	10.0 <sup>6</sup>	10.0	10.0 <sup>6</sup>	R10
C4-7A	10.0	10.0	10.0	R10A

C5-C8 Commercial Districts: Floor Area Ratios				
	Commercial FAR	Residential FAR <sup>7</sup>	Community <sup>1</sup> Facility FAR	Residential District Equivalent
C5-1	4.0	10.0	10.0 <sup>6</sup>	R10
C5-1A	4.0	10.0	10.0	R10A
C5-2	10.0 <sup>6</sup>	10.0	10.0 <sup>6</sup>	R10
C5-2A	10.0	10.0	10.0	R10A
C5-3	15.0 <sup>6</sup>	10.0	15.0 <sup>6</sup>	R10
C5-4	10.0 <sup>6</sup>	10.0	10.0 <sup>6</sup>	R10
C5-5	15.0 <sup>6</sup>	10.0	15.0 <sup>6</sup>	R10
C6-1	6.0 <sup>6</sup>	0.87-3.44 <sup>2</sup> (range)	6.5 <sup>6</sup>	R7
C6-1A	6.0	0.78-2.43 <sup>4</sup> (range)	6.5	R6
C6-2	6.0 <sup>6</sup>	0.94-6.02 <sup>3</sup> (range)	6.5 <sup>6</sup>	R8
C6-2A	6.0	6.02	6.5	R8A
C6-3	6.0 <sup>6</sup>	0.99-7.52 (range)	10.0 <sup>6</sup>	R9
C6-3A	6.0	7.52	7.5	R9A
C6-3D	9.0	9.0	9.0	R9D
C6-3X	6.0	9.0	9.0	R9X
C6-4	10.0 <sup>6</sup>	10.0 <sup>6</sup>	10.0	R10
C6-4A	10.0	10.0	10.0	R10A
C6-4X	10.0	10.0	10.0	R10X
C6-5	10.0 <sup>6</sup>	10.0 <sup>6</sup>	10.0	R10
C6-6	15.0 <sup>6</sup>	10.0 <sup>6</sup>	15.0	R10
C6-7	15.0 <sup>6</sup>	10.0 <sup>6</sup>	15.0	R10
C6-8	10.0 <sup>6</sup>	10.0 <sup>6</sup>	10.0	R10
C6-9	15.0 <sup>6</sup>	10.0 <sup>6</sup>	15.0	R10
C7	2.0	—	—	—
C8-1	1.0	—	2.4	—
C8-2	2.0	—	4.8	—
C8-3	2.0	—	6.5	—
C8-4	5.0	—	6.5	—

<sup>1</sup> In C1 to C6 districts, nursing homes and non-profit residential facilities limited to residential FAR, except by special permit

<sup>2</sup> 4.0 FAR on wide streets outside Manhattan Core under Quality Housing Program

<sup>3</sup> 7.2 FAR on wide streets outside Manhattan Core under Quality Housing Program

<sup>4</sup> 3.0 FAR on wide street outside Manhattan Core; 2.43 on wide street within the Manhattan Core; 2.2 on narrow streets (under Quality Housing Program)

<sup>5</sup> Up to 20% increase for attic allowance

<sup>6</sup> Up to 20% increase for a public plaza bonus

<sup>7</sup> FAR may differ in Inclusionary Housing designated areas

# Zoning Data Tables, Manufacturing Districts

**ZONING DATA TABLE 7**

Manufacturing District Floor Area Ratios			
	Manufacturing FAR	Commercial FAR	Community Facility FAR <sup>1</sup>
M1-1 <sup>3</sup>	1.0	1.0	2.4
M1-2 <sup>3</sup>	2.0	2.0	4.8
M1-3 <sup>3</sup>	5.0	5.0	6.5
M1-4 <sup>3</sup>	2.0	2.0	6.5
M1-5 <sup>3</sup>	5.0	5.0	6.5
M1-5A	5.0	5.0	6.5
M1-5B	5.0	5.0	6.5
M1-5M	5.0	5.0	6.5
M1-6 <sup>4</sup>	10.0 <sup>2</sup>	10.0 <sup>2</sup>	10.0 <sup>2</sup>
M1-6M	10.0 <sup>2</sup>	10.0 <sup>2</sup>	10.0 <sup>2</sup>
M2-1	2.0	2.0	—
M2-2	5.0	5.0	—
M2-3	2.0	2.0	—
M2-4	5.0	5.0	—
M3-1	2.0	2.0	—
M3-2	2.0	2.0	—

<sup>1</sup> Only community facilities in Use Group 4 permitted, except that Use Group 3 is permitted in M1-6D districts

<sup>2</sup> Up to 12.0 FAR with bonus

<sup>3</sup> Up to 1.65 FAR in M1-1D, M1-2D, M1-3D, M1-4D and M1-5D districts by authorization

<sup>4</sup> Up to 10.0 FAR in M1-6D districts as-of-right or by CPC certification if lot is occupied by building with at least 40,000 of floor area.



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