Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

88-30 - SPECIAL BULK REGULATIONS

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88-30 - SPECIAL BULK REGULATIONS

LAST AMENDED
12/5/2024

Except as modified in this Chapter, the following bulk regulations shall apply:

(a) For #developments#, #enlargements#, or changes of #use# containing #residences#, the #bulk# regulations of a C6-4A District, as set forth in Article III, Chapter 4 (Bulk Regulations for Residential Buildings in Commercial Districts) or Article III, Chapter 5 (Bulk Regulations for Mixed Buildings in Commercial Districts), shall apply;

(b) For #developments#, #enlargements#, or changes of #use# containing #manufacturing#, #commercial# or #community facility uses#, the #bulk# regulations set forth in Article IV, Chapter 3 (Bulk Regulations), shall apply.

For the purposes of applying the regulations of this Section, Greenwich Street shall be a #wide street#.

88-31 - Floor Area Regulations

LAST AMENDED
12/5/2024

In the #Special Hudson Square District#, the #floor area# regulations applicable to a C6-4A District shall apply.

88-311 - Special floor area regulations in Subdistrict A

LAST AMENDED
12/5/2024

Within Subdistrict A, any floor space designated for #use# as a #school# shall be exempted from the definition of #floor area# for the purposes of calculating the permitted #floor area ratio# for #community facility uses# and the total maximum #floor area ratio# of the #zoning lot#, provided that such school is either:

(a) a public school, subject to the jurisdiction of the New York City Department of Education, pursuant to an agreement accepted by the School Construction Authority; or

(b) a charter school, subject to the New York State Education Law, pursuant to an agreement with a charter school organization.

88-32 - Yard Regulations

LAST AMENDED
12/5/2024

In the #Special Hudson Square District#, the #yard# provisions applicable in C6 Districts shall apply to non-#residential# #buildings#, or the non-#residential# portion of a #building#.

88-33 - Height and Setback

LAST AMENDED

12/5/2024

In the #Special Hudson Square District#, the height and setback regulations applicable to C6-4A Districts shall apply, except that for #buildings#, or portions thereof, located on #wide streets#, and on #narrow streets# within 100 feet from their intersection with a #wide street#, the maximum height of such #buildings# shall be 290 feet. In addition, for #buildings# that exceed a height of 230 feet, any #story# located within the highest 15 percent of the portion of such #building# above the maximum base height shall not exceed 90 percent of the gross area of that #story# located directly below the highest 15 percent of such portion of the #building#.

88-331 - Special height and setback regulations in Subdistrict A

LAST AMENDED

12/5/2024

For #zoning lots# in Subdistrict A of this Chapter, the regulations in Section 88-33 applicable to #wide streets# shall apply, except where modified or superseded by the regulations of this Section.

(a) Maximum #building# height

The maximum height of #buildings# shall be 430 feet.

(b) #Lot coverage#

The minimum #lot coverage# of the portion of a #building# above the maximum base height shall be 30 percent of the #lot area# of the #zoning lot#. However, any #story# located within the highest 15 percent of the portion of such #building# above the maximum base height may cover less than 30 percent of the #lot area# of a #zoning lot# provided that the gross area of any such #story# does not exceed 90 percent of the gross area of that #story# directly located below the highest 15 percent of such portion of the #building#.

(c) Modification of #bulk# regulations for #zoning lots# bounding a #public park#

In the case of a #zoning# #lot line# #abutting# the boundary of a #public park#, such #zoning# #lot line# shall be considered to be a #wide# #street line# for the purposes of applying all #bulk# regulations of this Resolution, except for #street wall# regulations. For the purposes of applying #street wall# regulations in the case of a #zoning# #lot line# #abutting# the boundary of a #public park#, a line no more than 45 feet west of and parallel to the nearest boundary line of the #public park# shall be considered a #wide# #street line#.

(d) #Street wall# location

The #street wall# provisions of this Chapter shall apply, except that, for the portion of a #building# bounding a #public park#, the #street wall# shall be located at the #street line# for at least 50 percent of the frontage bounding the #public park# and shall rise to the minimum base height, but not higher than the maximum base height.