Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

82-30 - SPECIAL BULK REGULATIONS

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82-30 - SPECIAL BULK REGULATIONS

LAST AMENDED
12/5/2024

The underlying bulk provisions shall apply, except as modified in this Section, inclusive.

82-31 - Floor Area Ratio Regulations

LAST AMENDED
12/5/2024

The underlying #floor area# provisions shall apply except that:

(a) Within Subdistrict A, for any #building# in a C4-7 District, the maximum permitted #commercial# #floor area# shall be 100,000 square feet. However, the City Planning Commission may grant, by special permit, additional #commercial# #floor area# pursuant to the provisions of Section 82-311 (Commercial floor area increase by special permit).

(b) No #floor area# bonuses shall be permitted within the #Special Lincoln Square District# except that for #developments# or #enlargements# on #qualifying transit improvement sites#, a #floor area# bonus for #mass transit station# improvements may be granted by the City Planning Commission pursuant to the provisions of Section 66-51 (Additional Floor Area for Mass Transit Station Improvements). For the purposes of this paragraph, defined terms additionally include those in Section 66-11 (Definitions).

82-311 - Commercial floor area increase by special permit

LAST AMENDED
12/5/2024

The City Planning Commission may by special permit allow the #commercial# #floor area ratio# permitted on a #zoning lot# pursuant to Section 82-31 (Floor Area Ratio Regulations) within Subdistrict A to be increased to 10.0 for #commercial# #uses#. As a condition for such special permit, the Commission shall find that:

(a) the #uses# are appropriate for the location and shall not unduly affect the #residential uses# in the nearby area or impair the future land use and development of the adjacent areas;

(b) the #uses# shall not require any significant addition to the supporting services of the neighborhood or that provision for adequate supporting services has been made;

(c) the additional #bulk# devoted to #commercial# #uses# shall not create or contribute to serious traffic congestion and will not unduly inhibit vehicular and pedestrian flow; and

(d) the #streets# providing access to such #use# are adequate to handle the traffic generated thereby or provision has been made to handle such traffic.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects of any such #uses# on the character of the surrounding area.

82-32 - Height and Setback Regulations

LAST AMENDED
12/5/2024

Within the Special District, all #buildings# shall be subject to the height and setback regulations of Section 35-63 (Height and Setback Requirements in Commercial Districts with R6 Through R12 Equivalency), except as follows:

(a) for any portion of a building that qualifies as a "tower", the provisions of Section 82-321 (Special tower coverage and setback regulations) shall apply;

(b) #street wall# provisions shall be modified in Section 82-322 (Street walls along certain street lines);

(c) permitted obstructions above a required setback shall be modified pursuant to the provisions of Section 82-323 (Permitted obstructions within required setback areas); and

(d) special height limitations at certain locations shall apply, pursuant to the provisions of Section 82-324 (Special height limitations).

82-321 - Special tower coverage and setback regulations

LAST AMENDED
12/5/2024

The requirements set forth in Section 23-435 (Tower regulations) for any #building#, or portion thereof, that qualifies as a "tower" shall apply, except as modified in this Section.

(a) At any level at or above a height of 85 feet above #curb level#, a tower shall occupy in the aggregate not less than 30 percent of the #lot area# of a #zoning lot#. However, any #story# located within the highest 15 percent of the tower 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 below the highest 15 percent of the tower.

(b) At all levels at or above a height of 85 feet from #curb level#, the minimum required setback of the #street wall# of a tower shall be at least 15 feet from the #street line# of Broadway or Columbus Avenue, and at least 20 feet on a #narrow street#.

(c) At least 60 percent of the total #floor area# permitted on a #zoning lot# shall be within #stories# located partially or entirely below a height of 150 feet from #curb level#.

For the purposes of determining allowable #floor area#, where a #zoning lot# has a mandatory 85 foot high #street wall# requirement along Broadway, the portion of the #zoning lot# located within 50 feet of Broadway shall not be included in #lot area# unless such portion contains or will contain a #building# with a wall at least 85 feet high coincident with the entire #street line# of Broadway.

For the purposes of determining the permitted tower coverage in Block 3, as indicated on the District Plan in Appendix A of this Chapter, that portion of a #zoning lot# located within 100 feet of the west #street line# of Central Park West shall be treated as if it were a separate #zoning lot# and the tower regulations shall not apply to such portion.

82-322 - Street walls along certain street lines

LAST AMENDED
12/5/2024

(a) On a #zoning lot# with a #front lot line# along Broadway or Columbus Avenue as indicated on the District Plan in Appendix A of this Chapter, the #street wall# location provisions of paragraph (a) of Section 35-631 shall apply and except that the #street wall# shall rise without setback to a height of 85 feet above #curb level#.

Such #street wall# shall extend on a #narrow street# to a distance of not less than 50 feet from its intersection with the #street line# of Broadway or Columbus Avenue and shall include a 20 foot setback at a height of 85 feet above #curb level#.

(b) On a #zoning lot# in Block 1, as indicated on the District Plan in Appendix A of this Chapter, the #street wall# location provisions of paragraph (a) of Section 35-631 shall apply to the designated frontages, except that:

(1) the #street wall# located on the south side of West 63rd Street shall rise vertically without setback to the full height of the #building# except for the top four floors or 40 feet, whichever is less; and

(2) the #street wall# shall extend along Columbus Avenue and/or Broadway for no more than one-half of the length of the total #block# front. The #street wall# located on the remaining #block# front on Broadway shall rise to a height of 85 feet above #curb level# and then set back 20 feet.

(c) On a #zoning lot# in Block 2, as indicated on the District Plan the #street wall# location provisions of paragraph (a) of Section 35-631 shall apply, except that:

(1) the #street wall# located on the north side of West 66th Street shall rise vertically without setback to the full height of the #building# except for the top four floors or 40 feet, whichever is less; and

(2) the #street wall# shall extend on Broadway and/or Columbus Avenue for no more than one-half of the length of the total #block# front. The #street wall# located on the remaining #block# front on Broadway shall rise to a height of 85 feet above #curb level# and then set back 20 feet.

(d) On a #zoning lot# in Block 3, as indicated on the District Plan, the #street wall# location provisions of paragraph (a) of Section 35-631 shall apply, except that for purposes of applying the base heights the #street wall# shall extend to the base heights outlined in an R10A

District.

(e) Recessed fenestration and special architectural expression lines in the #street wall# are required per articulation allowances of paragraph (d) of Section 23-431 or Section 35-631.

In addition, along the #street lines# of Broadway, West 63rd Street and West 66th Street within Blocks 1 and 2, the #street wall# shall provide, at a height of 20 feet above #curb level#, an architectural expression line consisting of a minimum six inch recess or projection, for a minimum height of one foot and maximum height of two feet.

82-323 - Permitted obstructions within required setback areas

LAST AMENDED
12/5/2024

Above a height of 85 feet above #curb level#, a dormer shall be allowed as a permitted obstruction pursuant to paragraph (b) of Section 23-413 (Permitted obstruction in certain districts) provided that, along a #wide street#, or on a #narrow street# within 50 feet of a #wide street# the #building# shall contain special architectural expression lines at a height of 85 feet above #curb level#.

82-324 - Special height limitations

LAST AMENDED
12/5/2024

On Block 1 or 2, as indicated on the District Plan in Appendix A of this Chapter, the maximum height of a #building or other structure# shall not exceed 275 feet above #curb level#, except that the

maximum #building# heights may be increased by 15 percent, provided that the gross area of any such #story# located above the maximum #building# height does not exceed 90 percent of the gross area of that #story# directly below the highest 15 percent of the #building#.

The underlying allowances for permitted obstructions above such maximum height limit shall apply.

82-33 - Modification of bulk regulations by special permit

LAST AMENDED
12/5/2024

The City Planning Commission may, by special permit, modify the height and setback regulations, #yard# regulations, regulations governing minimum distance between #buildings# on a single #zoning lot#, and regulations governing #courts# and minimum distance between #legally required windows# and walls or #lot lines#, provided the Commission finds that such modifications are necessary to:

(a) facilitate good design;

(b) allow design flexibility for any #development# to which the mandatory provisions of Section 82-10 (MANDATORY DISTRICT IMPROVEMENTS) are applicable; or

(c) incorporate a #floor area# allowance pursuant to paragraph (b) of Section 82-31 (Floor Area Regulations) where inclusion of the proposed public amenity will significantly further the specific purposes for which the #Special Lincoln Square District# is established.