



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

81-253 - Special provisions for the East Midtown, Theater, Fifth Avenue, Penn Center and Preservation Subdistricts

File generated by <https://zr.planning.nyc.gov> on 5/25/2026

81-253 - Special provisions for the East Midtown, Theater, Fifth Avenue, Penn Center and Preservation Subdistricts

LAST AMENDED

8/9/2017

The provisions of Sections [81-26](#) (Height and Setback Regulations-- Daylight Compensation) and [81-27](#) (Alternate Height and Setback Regulations--Daylight Evaluation) are supplemented and modified by special provisions applying in the Fifth Avenue Subdistrict, as set forth in Sections [81-81](#) (General Provisions) and [81-83](#) (Special Street Wall Requirements) or in the Theater Subdistrict as set forth in Sections [81-71](#) (General Provisions) and [81-75](#) (Special Street Wall and Setback Requirements) or in the East Midtown Subdistrict as set forth in Sections [81-61](#) (General Provisions), [81-66](#) (Special Height and Setback Requirements), inclusive, or [81-671](#) (Special street wall requirements), or in the Penn Center Subdistrict as set forth in Section [81-532](#) (Special street wall requirements).

The provisions of Sections [81-26](#) and [81-27](#) are not applicable in the Preservation Subdistrict, where height and setback is regulated by the provisions of Section [81-90](#) (SPECIAL REGULATIONS FOR PRESERVATION SUBDISTRICT).