



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

81-671 - Special street wall requirements

File generated by <https://zr.planning.nyc.gov> on 7/9/2026

81-671 - Special street wall requirements

LAST AMENDED

8/9/2017

The requirements of Section [81-43](#) (Street Wall Continuity Along Designated Streets) shall be applicable within the Subdistrict, except as modified in this Section.

#Buildings# with frontage on Park, Lexington, Madison and Vanderbilt Avenues, or Depew Place in the Grand Central Core Area, as shown on Map 2 (East Midtown Subdistrict and Subareas) in Appendix A of this Chapter, shall have a **#street wall#** within 10 feet of the **#street line#** of such **#streets#**. On 42nd Street, the **#street wall#** shall be at the **#street line#**. The width of the required **#street wall#** shall be at least 80 percent of the length of the **#front lot line#**.

The minimum height of such **#street walls#** without any setback shall be 120 feet above **#curb level#** or the height of the **#building#**, whichever is less, and the maximum height shall not exceed 150 feet above **#curb level#**. Where a **#zoning lot#** is bounded by the intersection of Park Avenue, Lexington Avenue, Madison Avenue, Vanderbilt Avenue, 42nd Street or Depew Place and any other **#street#**, these **#street wall#** height regulations shall apply along the full length of the **#zoning lot#** along the other **#street#** or to a distance of 125 feet from the intersection, whichever is less.

However, for **#developments#** or, where permitted, **#enlargements#** on **#qualifying sites#** within an area bounded by East 43rd Street, Second Avenue, East 42nd Street and a line 200 feet east of Third Avenue, such **#street wall#** location requirements shall not apply to the portion of the frontage where an open publicly accessible space is provided in accordance with paragraph (b) of Section [81-681](#) (Mandatory requirements for qualifying sites).

Beyond 125 feet of the intersection, the maximum height of the **#street wall#** above **#curb level#** shall not exceed 120 feet. For such **#buildings#**, the provisions of Section [81-262](#) (Maximum height of front

wall at the street line) shall not be applicable.

However, the ten-foot setback requirement of paragraph (a) of Section [81-263](#) (Standard setback requirements) shall apply only to those portions of the #building# above 120 feet.