



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

81-671 - Special street wall requirements

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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.