



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

81-731 - Special regulations for signs, transparency, banners and canopies

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

81-731 - Special regulations for signs, transparency, banners and canopies

LAST AMENDED

6/6/2024

Within that area of the Theater Subdistrict whose boundaries are described in Section [81-72](#) (Use Regulations Modified), the following provisions apply along #wide street# frontages:

- (a) The provisions of Section [81-42](#) (Retail Continuity Along Designated Streets) shall apply, except that any underlying transparency requirement shall be modified such that any clear, unobstructed openings in the surface of a #street wall# provided for a through #block# connection provided in accordance with the requirements of paragraph (h) of Section [37-53](#) (Design Standards for Pedestrian Circulation Spaces) shall be treated as transparent glazed surfaces.
- (b) Canopies (as defined in the Building Code) and awnings shall not be permitted on the exterior of any #building#.

For the purposes of this Section, any #signs# which do not comply with the regulations of this Section may be continued for one year after May 13, 1982, provided that after the expiration of that period such #non-conforming# #sign# shall terminate; a #sign# which the Chairperson of the City Planning Commission certifies as an integral part of the #building# shall not be required to terminate.