Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

81-90 - SPECIAL REGULATIONS FOR PRESERVATION SUBDISTRICT

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LAST AMENDED
12/5/2024

In order to conform with the existing scale and character of the Preservation Subdistrict, any #zoning lot# located in the underlying C5-P District shall be limited to a maximum #floor area ratio# of 8.0, except as permitted in Sections 81-211 (Maximum floor area ratio for non-residential or mixed buildings) or 81-241 (Maximum floor area ratios for a residential building or the residential portion of a mixed building).

For all purposes other than as set forth in this Section, the R10 District regulations shall apply to any portion of a #building# containing #residential uses#.

Mandatory #street walls# are required as follows:

> The #street wall# of any #building# shall be located on the #street line# and shall extend along the full length of the #front lot line# to a minimum height of 72 feet above the #curb level#, or the full height of 72 feet above the #curb level#, or the full height of the #building#, whichever is less. Above a height of 85 feet, the #street wall# shall be set back at least 15 feet from the #street line# and shall be subject to the #sky exposure plane# regulations of Section 33-432 (In other Commercial Districts) applicable in C5 Districts. The provisions of Sections 33-44 (Alternate Front Setbacks) and 33-45 (Tower Regulations) are not applicable in the Preservation Subdistrict.
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> On application, the City Planning Commission may grant special authorization for minor modifications of the mandatory #street wall# provisions of this Section as applied to an #enlargement#, upon the applicant's showing of compelling necessity. Such authorization, however, may in no event include modification of permitted #floor area# regulations.

For #qualifying affordable housing# or #qualifying senior housing#, the height and setback provisions of Section 81-25 (General Provisions Relating to Height and Setback of Buildings) shall apply as alternate regulations to the provisions of this Section.