Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

118-20 - BULK REGULATIONS

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118-20 - BULK REGULATIONS

LAST AMENDED
1/10/1985

118-21 - Floor Area Regulations

LAST AMENDED
12/5/2024

The maximum #floor area ratio# permitted on property bounded by:

(a) Broadway, a line midway between East 14th Street and East 13th Street, a line 100 feet west of University Place, Union Square West and Broadway, a line midway between East 17th Street and East 18th Street, a line 100 feet east of Park Avenue South and Union Square East, East 15th Street, Union Square East, East 17th Street, Union Square West and East 14th Street is 8.0. However, for #qualifying affordable housing# or #qualifying senior housing# the maximum #floor area ratio# shall be 9.6; and

(b) Broadway, a line midway between East 13th Street and East 14th Street, south prolongation of the center line of Irving Place and Irving Place, East 15th Street, Union Square East, Fourth Avenue, and East 14th Street is 10.0. However, for #qualifying affordable housing# or #qualifying senior housing# the maximum #floor area ratio# shall be 12.

The commercial #floor area ratio# shall not exceed 6.0 except in accordance with the provisions of Section 66-51 (Additional Floor Area for Mass Transit Station Improvements).

118-22 - Street Wall Regulations

LAST AMENDED
12/5/2024

The height above #curb level# of the #street wall# of any #development# or #enlargement# shall be as shown in the District Plan (Appendix A). In addition, the following provisions shall apply:

(a) The #street wall# location provisions of paragraph (a) of Section 35-631 (Street wall location) shall apply to all #street walls# except that when a #prevailing street wall frontage# exists, the line-up provisions of paragraph (a) of Section 23-431 (Street wall location requirements) shall apply. For the purposes of applying #street wall# location regulations, all streets shall be considered as #wide streets#.

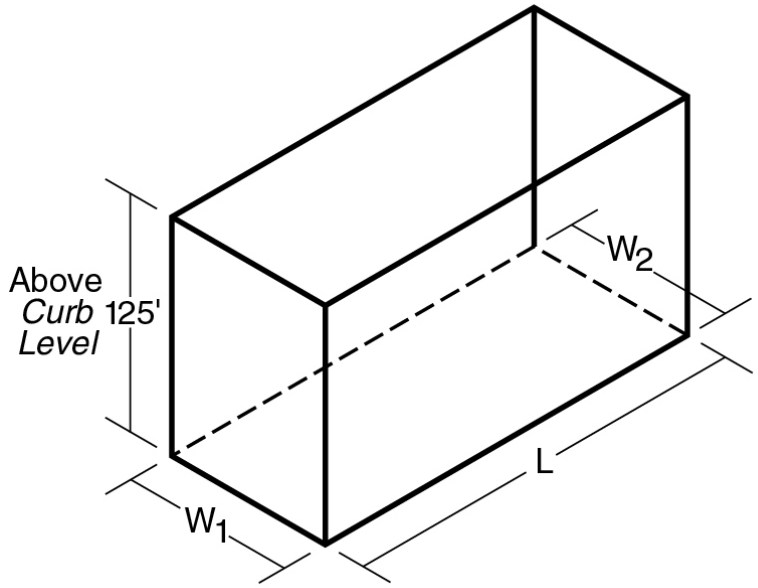
(b) #Street wall# recesses are permitted below the level of the second #story# ceiling for subway stair entrances required under Section 118-50 118-30 (OFF STREET RELOCATION OF A SUBWAY STAIR WITHIN THE SPECIAL UNION SQUARE DISTRICT). Such recesses shall be no longer than 15 feet and no deeper than eight feet or the width or length of the relocated subway stair, whichever is greater.

#Street wall# recesses are also permitted below the level of the second #story# ceiling for #building# or store entrances only.

(c) On a #zoning lot# where there is an existing #building# to remain, the requirements governing height and location of #street walls# shall not apply within a volume defined by the rear wall of the existing #building# (W2), the #front lot line# (W1), the prolongations of the side walls (L) and a height of 125 feet above #curb level#.

If, after January 10, 1985, any demolition or destruction occurs within the volume defined, the

requirements governing #street wall# height shall apply.



L - Sidewall and prolongation of existing *building*
W_1 - *Front lot line*
W_2 - Rear wall of existing *building*

EXISTING BUILDING VOLUME FOR
MODIFICATION OF STREET WALL REQUIREMENTS

(d) The City Planning Commission may authorize modifications in the required #street wall# location if the Commission finds that the existing #buildings#, or existing open areas serving existing #buildings# to remain on the #zoning lot#, would be adversely affected by the location of the #street walls# of the #development#, #enlargement# or alteration in a manner prescribed in paragraph (c) of this Section.

118-23 - Height and Setback Regulations

A #sky exposure plane# of 2.5 to 1 shall begin at a height above #curb level# of 125 feet on all #streets# within the Special District, except that on a #narrow street# beyond 100 feet from any #street line# opposite a #public park# or from the intersection of such #narrow street# with a #wide street#, the #sky exposure plane# shall begin at a height above #curb level# of 85 feet. No #development# or #enlargement# shall penetrate such #sky exposure plane# except pursuant to Section 33-45 (Tower Regulations). However, Section 33-45 shall not be applicable to any portion of a #building# located within 100 feet of a #street line# opposite a #public park#. In addition, #energy infrastructure equipment# and accessory# mechanical equipment shall be permitted obstructions above such height limits, subject to the provisions of Section 33-42 (Permitted Obstructions).

For #qualifying affordable housing# or #qualifying senior housing#, the height and setback provisions of Section 35-632 (Maximum height of buildings and setback regulations) may be applied as an alternative as follows:

(a) above a height of 125 feet above #curb level# or 85 feet on a #narrow street# beyond 100 feet from any #street line# opposite a #public park# or from the intersection of such #narrow street#, a setback pursuant to the provisions of Section 23-433 (Standard setback regulations) shall apply;

(b) the maximum #building# height provisions of a C6-3A District shall apply to #zoning lots# subject to the provisions of paragraph (a) of Section 118-21 (Floor Area Regulations);

(c) the maximum #building# height provisions of a C6-4A District shall apply to #zoning lots# subject to the provisions of paragraph (b) of Section 118-21; and

(d) permitted obstructions pursuant to Section 35-61 shall apply.