Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

124-30 - MANDATORY IMPROVEMENTS

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124-30 - MANDATORY IMPROVEMENTS

LAST AMENDED
11/13/2008

124-31 - Standards for Streets and Blocks

LAST AMENDED
4/11/2024

#Developments# or #enlargements# that result in a total of at least 100,000 square feet of #floor area# on individual #zoning lots# of at least 200,000 square feet or groups of #zoning lots# subject to the provisions of Section 124-60 (SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS) that are, in aggregate, at least 200,000 square feet, shall front upon #streets# that comply with the requirements of this Section, inclusive, unless modified by special permit pursuant to Section 124-60.

124-311 - Maximum length of blocks

LAST AMENDED
11/13/2008

The maximum length of a #block# shall be 450 feet, except that:

(a) where a #block# includes a convention center, such length shall be unlimited;

(b) where a #block# bounds the intersection of 126th Street and Northern Boulevard, such length shall be limited to 675 feet;

(c) where a #block# bounds the intersection of 126th Street and Roosevelt Avenue, such length shall be limited to 575 feet; and

(d) #blocks# or portions of #blocks# east of a line 600 feet east of and parallel to 126th Street and west of a line 1,350 feet east of and parallel to 126th Street shall have a maximum distance between intersections on a #connector street# of 218 feet, except where a #block# includes a convention center or the minimum two-acre park required pursuant to Section 124-40 (PUBLICLY ACCESSIBLE OPEN SPACE REQUIREMENTS). Where public pedestrian access between a #connector street# and another #street# on the same #block# is located no less than 218 feet from both intersections on a #connector street# through provision of open space pursuant to Section 124-40, inclusive, such #block# or a portion of a #block# east of a line 600 feet east of and parallel to 126th Street and west of a line 1,350 feet east of and parallel to 126th Street may have a maximum distance between intersections on a #connector street# that does not exceed 400 feet, provided that there is only one such #block# in the Special District.

124-312 - New streets

LAST AMENDED
5/12/2021

The provisions of this Section shall apply to all private streets constructed after November 13, 2008.

(a) #Primary retail street#

One #primary retail street# shall be provided parallel to, or generally parallel to, 126th Street and comply with the following requirements:

(1) The western boundary of such #street# shall be not less than 220 feet and not more than 320 feet from 126th Street.

(2) Such #street# shall intersect two #retail streets# and two #connector streets#.

(3) The width of such #street# shall be a minimum of 70 feet and a maximum of 80 feet, comprised of:

(i) two 15 foot wide sidewalks, one adjacent to each curb;

(ii) two nine foot wide strips, one adjacent to each sidewalk which can be used as either parking lanes or pedestrian amenity areas that may include landscaping, seating and walkways;

(iii) two travel lanes in the center of the #street# totaling 22 feet in width; and

(iv) one optional eight to 10 foot wide landscaped median located on the centerline of the #street# between the two travel lanes provided that the #street# width shall not exceed 72 feet without such median.

(b) #Connector streets#

Two #connector streets# shall be provided, as follows:

(1) One #connector street# shall intersect 126th Street as shown on Map 5 in the Appendix to this Chapter.

(2) One #connector street# shall intersect 126th Street opposite the south side of Citi Field Stadium within the 125 foot area shown on Map 5.

(3) Both #connector streets# shall intersect with the #primary retail street# and with each other at a point east of the #primary retail street#.

(4) The width of each #connector street# shall be at least 75 feet and no more than 86 feet, comprised of:

(i) two 15 foot wide sidewalks, one adjacent to each curb;

(ii) two nine foot wide strips, one adjacent to each sidewalk that can be used as either parking lanes or pedestrian amenity areas that may include landscaping, seating and walkways; and

(iii) at least two travel lanes and not more than three travel lanes totaling at least 22 feet and not more than 33 feet in width, and one bike lane at least five feet wide.

(5) Where a convention center fronts upon a #connector street#, the requirements set forth in this paragraph (b) shall be modified to eliminate the nine foot wide strip and, in lieu thereof, require a 12 foot wide drop off lane that, in the aggregate, shall not exceed 300 feet.

(c) #Retail streets#

A minimum of two and maximum of three #retail streets# shall be provided, as follows:

(1) One #retail street# shall intersect 126th Street opposite the entrance to Citi Field stadium, within the area shown on Map 5;

(2) One #retail street# shall intersect 126th Street opposite the north side of Citi Field Stadium within the area shown on Map 5;

(3) Two #retail streets# shall intersect with the #primary retail street#;

(4) The width of each #retail street# shall be no more than 68 feet wide, comprised of:

(i) two 13 foot wide sidewalks, one adjacent to each curb;

(ii) two 10 foot wide strips, one adjacent to each sidewalk that can be used as pedestrian amenity areas that may include landscaping, seating and walkways; and

(iii) two travel lanes totaling at least 22 feet in width.

(d) #Eastern perimeter street#

One #eastern perimeter street# shall be provided as follows:

(1) The eastern boundary of such #street# shall be within 20 feet of the eastern boundary of the #Special Willets Point District#, extending between Roosevelt Avenue and a #connector street#.

(2) The width of such #street# shall be at least 62 feet and no more than 75 feet, comprised of:

(i) a 13 foot wide sidewalk along its western boundary and a sidewalk at least five feet wide along its eastern boundary;

(ii) two eight foot wide strips, one adjacent to each sidewalk that can be used as either a parking lane or as pedestrian amenity areas that may include landscaping, seating and walkways; and

(iii) at least two and no more than three travel lanes totaling at least 20 feet and not more than 33 feet in width.

(e) #Residential streets#

All #streets#, other than those listed in paragraphs (a) through (d) of this Section, that have one or more ground floor #dwelling units# fronting on the #street# shall be considered #residential streets#, except where such #street# is designated a #service street# pursuant to paragraph (f) of this Section. #Residential streets# shall be provided, as follows:

(1) A #residential street# shall be a minimum of 62 feet wide and a maximum of 64 feet wide, comprised of:

(i) two 13 foot wide sidewalks, one adjacent to each curb;

(ii) two eight foot wide strips, one adjacent to each sidewalk that can be used as either a parking lane or as pedestrian amenity areas that may include landscaping, seating and walkways; and

(iii) two travel lanes totaling between 20 and 22 feet in width.

(f) #Service streets#

All newly constructed #streets#, other than those listed in paragraphs (a) through (e) of this Section, shall be improved as a #service street#. A minimum of 50 percent of the #uses# within #stories# on the ground floor or with a floor level within five feet of the #base plane# fronting a #service street# shall contain non-#residential uses#. #Service streets# shall be provided, as follows:

(1) A #service street# may only be located as one of the #streets# bounding:

(i) a #block# that bounds the intersection of 126th Street and Northern Boulevard; and

(ii) a #block# that bounds the intersection of 126th Street and Roosevelt Avenue.

(2) A #service street# shall be a minimum of 62 feet wide and a maximum of 64 feet wide, comprised of:

(i) two 13 foot wide sidewalks, one adjacent to each curb;

(ii) two eight foot wide strips, one adjacent to each sidewalk that can be used as either a parking lane or as pedestrian amenity areas that may include landscaping, seating and walkways; and

(iii) two travel lanes totaling between 20 and 22 feet in width.

124-32 - Street Tree Planting

LAST AMENDED
2/2/2011

All #developments# or #enlargements# shall provide and maintain trees of not less than three-inch caliper at the time of planting in the sidewalk adjacent to the #building# on the side of the sidewalk closest to the travel lane. All such trees shall be provided for the entire length of the frontage of the #building#, for every 25 feet of such frontage, except where curb cuts or utilities make such planting infeasible. Species shall be selected, installed and maintained in accordance with specifications established by the Department of Parks and Recreation. However, #street# trees need not be provided where such trees may interfere with truck movements in the loading area for a convention center.

124-33 - Mandatory Sidewalk Widening

LAST AMENDED
11/13/2008

In the event that 34th Avenue remains a mapped street, all #developments# or #enlargements# on 34th Avenue shall provide a sidewalk widening of no less than 13 feet in width. No obstructions shall be permitted from the lowest level to the sky except for those permitted pursuant to Section 37-53 (Design Standards for Pedestrian Circulation Spaces), paragraph (f)(3). When one end of the sidewalk widening abuts an existing #building#, the special design treatment specified in Section 37-53, paragraph (f)(5), shall be required.

124-34 - Roof Design Requirements

LAST AMENDED
11/13/2008

Any roof of a facility containing off-street parking spaces, not otherwise covered by a #building#, which is larger than 400 square feet shall be landscaped. Up to five percent of such roof area may be used for mechanical equipment, provided that such mechanical equipment is fully enclosed, except that openings in such enclosure shall be permitted only to the extent necessary for ventilation and exhaust, and that it is screened from view by a fence which is at least 75 percent opaque or by at least three feet of dense planting. Up to 25 percent of such roof area may be accessible solely from an adjacent #dwelling unit# and the remaining roof area shall be accessible for the recreational use of the occupants of the #building# in which it is located. Hard surfaced areas shall not cover more than 50 percent of such roof area.