Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

133-20 - SPECIAL BULK REGULATIONS

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133-20 - SPECIAL BULK REGULATIONS

LAST AMENDED
5/8/2013

Within the #development parcel#, the special #bulk# regulations of this Section, inclusive, shall apply.

133-21 - Floor Area Ratio

LAST AMENDED
12/5/2024

The underlying #floor area# provisions shall apply except that:

(a) the provisions applicable to #sky exposure plane buildings#, set forth in Section 23-73 (Special Provisions for Sky Exposure Plane Buildings), inclusive, shall not apply; and

(b) the maximum permitted #floor area ratio# for laboratories listed under Use Group VII shall be 3.40.

133-22 - Lot Coverage

LAST AMENDED
12/5/2024

The maximum #lot coverage# requirements of Section 23-36 (Maximum Lot Coverage) shall not apply. In lieu thereof, all #buildings# shall comply with the following aggregate #lot coverage# requirements:

(a) The maximum #lot coverage# from the #base plane# to a height that is 20 feet above the #base plane# shall be 70 percent.

(b) The maximum #lot coverage# from a height that is more than 20 feet above the #base plane# to a height that is 60 feet above the #base plane# shall be 60 percent.

(c) The maximum #lot coverage# from a height that is more than 60 feet above the #base plane# to a height that is 180 feet above the #base plane# shall be 45 percent.

(d) The maximum #lot coverage# above a height of 180 feet above the #base plane# shall be 25 percent.

The City Planning Commission may authorize an increase in the maximum #lot coverage# as set forth in paragraph (c) of this Section to up to 55 percent, upon finding that such increase is necessary to achieve the programmatic requirements of the development, and will not unduly restrict access of light and air to publicly accessible areas and #streets#.

133-23 - Height and Setback

LAST AMENDED
12/5/2024

The underlying height and setback regulations shall apply, except as modified by this Section. All heights shall be measured from the #base plane#.

133-231 - Modification of height and setback controls

LAST AMENDED
5/8/2013

#Buildings or other structures# may exceed the underlying height and setback regulations for a percentage of the length of each #street line# of the #Loop Road#, as follows:

(a) #North Loop Road# - 65 percent

(b) #East Loop Road# - 35 percent

(c) #West Loop Road# - 35 percent

(d) #South Loop Road# - 65 percent.

Furthermore, the #street line# length percentages set forth in paragraphs (a) through (d) of this Section may be exceeded by one percentage point for every two percentage points that the #lot coverage# within 50 feet of a #street line# is less than the following percentage:

(1) #North Loop Road# - 50 percent

(2) #East Loop Road# - 30 percent

(3) #South Loop Road# - 50 percent

(4) #West Loop Road# - 30 percent.

All portions of #buildings or other structures# that exceed the underlying height and setback regulations in accordance with this Section shall comply with the height regulations of Section 133-232.

133-232 - Height regulations

LAST AMENDED
5/8/2013

For the portion of any #building or other structure# exceeding the height and setback regulations set forth in Section 133-231, the maximum height of such portion located within 500 feet of the #North Loop Road# shall be 320 feet, exclusive of permitted obstructions allowed by the underlying height and setback regulations, and the maximum height for any such portion on the remainder of the #development parcel# shall be 280 feet, exclusive of such permitted obstructions.

133-233 - Maximum area of stories above a height of 180 feet

LAST AMENDED
5/8/2013

The gross area of any #story# located entirely above a height of 180 feet shall not exceed 15,000 square feet. Where a single #building# has two or more portions located above 180 feet that are entirely separate from one another above such height, each such portion shall not exceed a gross area of 15,000 square feet for any #story# located in whole or part above 180 feet.

133-234 - Permitted obstructions

LAST AMENDED
12/5/2024

The underlying permitted obstructions to height and setback allowances as set forth in Sections 23-41, 24-51 and 33-42 (Permitted Obstructions) shall be modified to allow #energy infrastructure equipment# and #accessory# mechanical equipment on the roof of a #building#, or any other structures supporting such systems, as permitted obstructions, without limitations.

133-24 - Distance Between Buildings

LAST AMENDED
12/5/2024

The requirements of Section 23-371 (Distance between buildings) shall not apply, provided that if two or more #buildings# or portions of #buildings# are detached from one another at any level, such #buildings#, or such detached portions of #buildings#, shall at no point be less than eight feet apart at or below a height of 180 feet, and shall at no point be less than 60 feet apart above a height of 180 feet.

133-25 - Modification of Bulk Regulations

LAST AMENDED
5/8/2013

Within the #Special Southern Roosevelt Island District#, the City Planning Commission may, by special permit, allow a modification of the #bulk# regulations of this Chapter and the underlying #bulk# regulations, except #floor area# regulations, provided the Commission finds that:

(a) such modifications are necessary to achieve the programmatic requirements of the academic and research and development campus;

(b) such distribution of #bulk# will result in better site planning and will thus benefit both the residents, occupants or users of the #Special Southern Roosevelt Island District# and the surrounding neighborhood;

(c) such distribution of #bulk# will permit adequate access of light and air to surrounding public access areas, #streets# and properties; and

(d) such distribution of #bulk# will not unduly increase the #bulk# of #buildings# in the #Special Southern Roosevelt Island District# to the detriment of the occupants or users of #buildings# in the Special District or on nearby #blocks#.