



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# **136-20 - SPECIAL BULK REGULATIONS**

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## 136-20 - SPECIAL BULK REGULATIONS

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LAST AMENDED  
12/5/2024

The height and setback regulations of the underlying district shall apply except as modified by the provisions of this Section, inclusive.

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## 136-21 - Street Wall Location

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LAST AMENDED  
12/5/2024

In C2 Districts, the #street wall# location regulations of the underlying district shall apply except as modified in this Section.

- (a) In C2 Districts mapped within R6 and R7-1 Districts, the #street wall# location provisions of paragraph (b) Section [35-631](#) shall apply except that the #street wall# shall extend to at least the minimum base height specified in Section [136-222](#) (Minimum and maximum base height), or the height of the #building#, whichever is less.
  - (b) In C2 Districts mapped within R5 Districts, the #street wall# location provisions of paragraph (b) Section [35-631](#) shall apply except that the #street wall# shall extend to a height of 30 feet, or the height of the #building#, whichever is less.
  - (c) Below a height of 15 feet or the height of the second #story# floor, whichever is lower, no recesses shall be permitted within 30 feet of the intersection of two #street lines# except recesses that do not exceed a depth of 12 inches.
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## 136-22 - Minimum and Maximum Base Height

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LAST AMENDED  
12/5/2024

R6 R7-1

In the districts indicated, and in C2 Districts mapped within these districts, the minimum and maximum heights before setback of a #street wall# required pursuant to Section [136-21](#) (Street Wall Location) shall be as set forth in the following table:

| District | Minimum Base Height (feet) | Maximum Base Height (feet) |
|----------|----------------------------|----------------------------|
| R6       | 30                         | 55                         |
| R7-1     | 40                         | 55                         |

At a height not lower than the minimum base height nor higher than the maximum base height specified for the applicable district in this Section, a setback shall be provided in accordance with the provisions of Section [23-433](#) (Standard setback regulations).

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## 136-23 - Maximum Building Height

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LAST AMENDED

12/5/2024

R6 R7-1

In the districts indicated, and in C2 Districts mapped within these districts, the height of a #building or other structure# shall not exceed the maximum height shown on Map 4 (Maximum Building Height) in the Appendix to this Chapter.