Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

136-20 - SPECIAL BULK REGULATIONS

File generated by https://zr.planning.nyc.gov on 11/18/2026

136-20 - SPECIAL BULK REGULATIONS

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.

136-21 - Street Wall Location

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.

136-22 - Minimum and Maximum Base Height

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).

136-23 - Maximum Building Height

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.