Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

66-25 - Special Streetscape Regulations

File generated by https://zr.planning.nyc.gov on 11/14/2026

66-25 - Special Streetscape Regulations

LAST AMENDED
12/5/2024

Where an #easement volume# is provided, the underlying ground floor level and planting requirements shall be modified in accordance with Sections 66-251 (Ground floor level requirements) and 66-252 (Planting requirements).

66-251 - Ground floor level requirements

LAST AMENDED
12/5/2024

An #easement volume# shall be excluded from any ground floor level requirements of this Resolution, including, but not limited to, the location of such ground floor in relation to the adjoining sidewalk level, restrictions of types of #use#, the minimum depth for certain #uses#, maximum width for certain #uses#, minimum transparency requirement, and parking wrap and screening requirements.

66-252 - Planting requirements

LAST AMENDED
12/5/2024

Planting requirements shall be modified as follows:

(a) In R1 through R5 Districts, where planting strips are required along the entire length of the curb of the #street# pursuant to Section 23-612 (Planting Strips in Residence Districts), such planting strips may be interrupted by utilities or paved areas providing public access to an #easement volume#; and

(b) In all #Residence Districts#, the #easement volume# shall be discounted from the area of the #zoning lot# between the #street line# and all #street walls# for the purposes of applying the planting requirement of Section 23-613 (Front Yard Planting Requirements).