



## **Zoning Resolution**

**THE CITY OF NEW YORK**  
**Zohran K. Mamdani, Mayor**

**CITY PLANNING COMMISSION**  
**Sideya Sherman, Chair**

# **99-20 - SPECIAL BULK REGULATIONS**

File generated by <https://zr.planning.nyc.gov> on 6/13/2026

---

## 99-20 - SPECIAL BULK REGULATIONS

---

LAST AMENDED

12/5/2024

---

## 99-21 - Special Floor Area Regulations

---

LAST AMENDED

12/5/2024

The underlying #floor area# regulations shall apply except as modified in this Section.

For #developments# or #enlargements# on #qualifying transit improvement sites#, a #floor area# bonus for #mass transit station# improvements may be granted by the City Planning Commission pursuant to the provisions of Section [66-51](#) (Additional Floor Area for Mass Transit Station Improvements). For the purposes of this paragraph, defined terms additionally include those in Section [66-11](#) (Definitions). No other #floor area# bonuses shall be permitted.

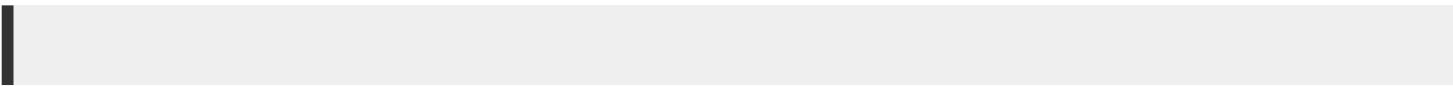
---

## 99-22 - Special Height and Setback Regulations

---

LAST AMENDED

12/5/2024



The underlying height and setback regulations applicable to a C5-1A District shall apply except as modified in this Section. The #street wall# location provisions of paragraph (a) of Section [35-631](#) shall apply to all #street# frontages. For #zoning lots# that do not contain #qualifying affordable housing# or #qualifying senior housing#, the gross area of each #story# located completely above a height of 170 feet shall not exceed 80 percent of the gross area of the #story# directly below it.

---

## 99-23 - Authorization to Waive Midblock Transition Portion Height Limitation

---

LAST AMENDED

12/5/2024

For a #zoning lot# in the Upper East Side Historic District, which #zoning lot# also contains a #landmark building# or #style building# to be preserved or, where a #zoning lot# is not located in the Upper East Side Historic District and the #zoning lot# contains a #building# to be preserved which the Landmarks Preservation Commission has designated as a landmark or certifies in a report by the staff or the Commission to be comparable to a #style building#, the City Planning Commission may authorize the waiver of the maximum #building# height requirements of Section [99-22](#) (Special Height and Setback Regulations) provided the City Planning Commission finds that:

- (a) the #development# or #enlargement# complies with the goals and purposes of the #Special Madison Avenue Preservation District#, as specified in Section [99-00](#) (GENERAL PURPOSES);
- (b) the #development# or #enlargement# will not alter either the character of the neighborhood or the character sought to be achieved by the Special District;

- (c) the #development# or #enlargement# will have a harmonious relationship with the #building# to be preserved; and
- (d) the Landmarks Preservation Commission reports that a program for continued maintenance of the #building# to be preserved has been established.