Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

92-20 - SPECIAL BULK REGULATIONS

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92-20 - SPECIAL BULK REGULATIONS

LAST AMENDED
12/5/2024

92-21 - Special Floor Area Regulations

LAST AMENDED
8/14/2025

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.

92-22 - Mandatory Front Building Walls Along Certain Street Lines

LAST AMENDED
12/5/2024

(a) Except as provided in paragraph (b) of this Section, the front #building# wall for all #developments# on #zoning lots# having frontage on Fifth Avenue or Park Avenue, and within

50 feet of their intersection with the #street lines# of Fifth Avenue or Park Avenue, the #street wall# location provisions of paragraph (a) of Section 35-631 (Street wall location) shall apply to all #street# frontages, except that the #street wall# shall extend without any articulation up to a height of 125 feet above #curb level# or the full height of the #building#, whichever is less. Above the height of 150 feet above #curb level#, the provisions of Section 23-433 (Standard setback regulations) shall apply. The mandatory front #building# wall requirements are optional for the next 20 feet along the #street line# of a #narrow street# or for the next 75 feet along the #street line# of a #wide street#. However, where the front wall of a #building# with a height less than 125 feet above #curb level# was constructed with a setback from the #street lines#, #enlargement# of such #building# may be permitted by vertical extension of its existing #building# wall.

(b) For any #zoning lot# having frontage on Fifth Avenue or Duke Ellington Circle, and along East 109th Street and East 110th Street within 50 feet of their intersection with Fifth Avenue and Duke Ellington Circle, the #street wall# location provisions of paragraph (a) of Section 35-631 shall apply to all #street# frontages, except that the #street wall# shall extend without any articulation to a minimum height of 85 feet above #curb level# or the full height of the #building#, whichever is less. Above a height of 150 feet, the provisions of Section 23-433 shall apply. Such mandatory front #building# wall requirements are optional for the next 50 feet along the East 109th Street and East 110th Street #street lines#.

(c) Front wall recesses are permitted within mandatory front #building# walls for architectural or decorative purposes pursuant to recess provisions of paragraph (a) of Section 35-631 except that the aggregate length at the level of any #story# does not exceed 50 percent of the length of the front wall where such recesses are permitted, the depth of such recesses shall not exceed six feet and no front wall recesses are permitted within 20 feet of the intersection of two #street lines#.

The underlying district height and setback regulations apply along #street lines#, or portions thereof, not subject to the front #building# wall requirement.

92-23 - Special Height Limitation

LAST AMENDED
12/5/2024

The maximum height of a #building or other structure#, or portion thereof, shall not exceed 215 feet above #curb level#, except that:

(a) for #qualifying affordable housing# or #qualifying senior housing# in R10 Districts or #Commercial Districts# mapped within, or with a #residential equivalent# of such district, the provisions of an R10A District, as set forth in Section 23-432 (Height and setback requirements), shall apply; and

(b) #energy infrastructure equipment# and #accessory# mechanical equipment shall be permitted obstructions above such height limits, subject to the provisions of Sections 23-41, inclusive, or 33-42, as applicable.