



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

98-14 - Ground Floor Use and Transparency Requirements on Tenth Avenue

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98-14 - Ground Floor Use and Transparency Requirements on Tenth Avenue

LAST AMENDED

11/13/2012

Except in Subarea J, the special ground floor *use* and glazing regulations of this Section apply to that portion of a *building* or other structure fronting on Tenth Avenue in the *Special West Chelsea District*. Ground floor *uses* in Subarea J shall be governed by the underlying *use* regulations as modified by Section [98-13](#) (Modification of Use Regulations in M1 Districts).

Uses within *stories* that have a floor level within five feet of *curb level*, and within 25 feet of the *street line*, shall be limited to *commercial uses* permitted by the underlying district or museums or non-commercial art galleries as listed in Use Group 3. A *building's street* frontage shall be allocated exclusively to such *uses*, except for lobby space or entryways. In no event shall the length of *street* frontage occupied by lobby space or entryways exceed, in total, 40 feet or 50 percent of the *building's total street* frontage, whichever is less.

For any *building* or portion of a *building* *developed* or *enlarged* after June 23, 2005, each ground floor *street wall* shall be glazed with materials which may include *show windows*, glazed transoms or glazed portions of doors. Such glazed area shall occupy at least 70 percent of such ground floor *street wall* surface. The lowest point at any point of transparency that is provided to satisfy the requirements of this Section shall be not higher than two feet above the level of the adjoining sidewalk or public access area and shall be no less than eight feet in height measured from such lowest point. Not less than 50 percent of such ground floor *street wall* surface shall be glazed with transparent materials, and up to 20 percent of such ground floor *street wall* may be glazed with translucent materials.

98-141 - Transparency requirements within Subareas H and I

LAST AMENDED

2/2/2011

The transparency requirements of this Section shall apply to all portions of *buildings* *developed* or *enlarged* after June 23, 2005, within the *High Line frontage* of Subareas H and I, except for such portions that contain *dwelling units*. At least 70 percent of the area of such frontage, to be measured from a point not lower than four feet and not higher than eight feet above the level of the *High Line bed* shall be glazed and transparent and at least 75 percent of such glazed surface shall be fully transparent.

98-142 - High Line level wall requirements within Subarea J

LAST AMENDED

11/13/2012

Any additions to the windows or other glazing located on the *building* wall separating the *High Line* from any *building* located on a *zoning lot* within Subarea J at the *High Line* level shall be designed to provide for a minimum of 30 dBA noise attenuation, and any general illumination fixtures in the adjoining interior portion of the *building* shall not exceed 50 foot-candles of illumination within four feet of such window or glazing and shall not be pointed directly at the *High Line*.