Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

32-30 - STREETSCAPE REGULATIONS

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32-30 - STREETSCAPE REGULATIONS

LAST AMENDED
6/6/2024

The provisions of Section 32-30, inclusive, set forth streetscape regulations on designated #street# frontages. Such provisions shall apply as follows:

(a) The provisions of Sections 32-31, 32-32 and 32-33, inclusive, apply to #developments# or #ground floor level# #enlargements# of #buildings# along #Tier A#, #Tier B# and #Tier C street frontages#, respectively.

(b) The provisions of Section 32-34 apply to changes of #use# to existing #buildings# along #Tier A#, #Tier B# and #Tier C street frontages#.

(c) The provisions of Section 32-35 set forth special streetscape rules for certain areas.

For #zoning lots# with multiple #street# frontages, each frontage shall be considered separately as a #Tier A#, #Tier B# or #Tier C# frontage, as applicable.

Special Purpose Districts or other provisions of this Resolution may modify or supplement the provisions of this Section, inclusive.

The Board of Standards and Appeals may permit modifications to the provisions of this Section, inclusive, pursuant to Section 73-32.

For #ground floor levels# of #buildings# that are designated as a landmark or considered a contributing #building# in an Historic District designated by the Landmarks Preservation Commission the Chairperson of the City Planning Commission shall modify the provisions of this Section, by certification, to the extent necessary to facilitate the #ground floor level# design of a #building# that has received a Certificate of Appropriateness from the Landmarks Preservation

Commission.

32-301 - Definitions

LAST AMENDED
12/5/2024

Definitions specifically applicable to this Chapter are set forth in this Section. The definitions of other defined terms are set forth in Section 12-10 (DEFINITIONS), except where explicitly stated otherwise in individual provisions in this Chapter.

Blank wall

A "blank wall" shall be a #street wall#, or portions thereof, 50 feet or more in width, which contains no transparent element between #curb level# and 12 feet above #curb level#.

Ground floor level

The "ground floor level" shall refer to a #building's# lowest #story# where the level of the finished floor is located within five feet of the adjoining sidewalk.

Minimum qualifying depth

The "minimum qualifying depth" shall refer to the minimum depth to which #ground floor level# #use# or parking wrap regulations apply. Such restrictions shall apply to a minimum depth of 30 feet, as measured perpendicular to the #ground floor level# #street wall# facing the applicable #street# frontage. However, within such depth, vertical circulation cores and associated egress paths, as well as

structural or other building infrastructure elements associated with upper #stories# of the #building#, shall be permitted obstructions.

Tier A street frontage

A "Tier A street frontage" shall be any portion of the #ground floor level# #street# frontage of a #zoning lot# in C1 or C2 Districts, C4 through C7 Districts, or M1 Districts paired with a #Residence District#, that is not a #Tier B# or #Tier C street frontage#.

Tier B street frontage

A "Tier B street frontage" shall be any portion of the #ground floor level# #street# frontage of a #zoning lot# in the #special streetscape area# that is located within C1 or C2 Districts, C4 through C7 Districts, or M1 Districts paired with a #Residence District#.

Tier C street frontage

A "Tier C street frontage" shall be that portion of the #ground floor level# #street# frontage of a #zoning lot# along a #street# specifically designated as such in a Special Purpose District or other streetscape provision of this Resolution.

Impeded access frontage

An "impeded access frontage" shall refer to #zoning lot# frontages along a #transportation-infrastructure-adjacent frontage# where direct vehicular or pedestrian access to areas beyond such infrastructure is inaccessible from all #streets# bounding the #block# containing the subject #zoning lot#.



DIAGRAM ILLUSTRATING IMPEDED ACCESS FRONTAGE

32-302 - Exceptions

LAST AMENDED
12/5/2024

The provisions of Section 32-30, inclusive, shall not apply to:

(a) #zoning lot# frontages along the same #street# frontage as a ramp accessing a limited-access expressway, freeway, parkway or highway, all of which prohibit direct vehicular access to adjoining land, provided that:

(1) a portion of such #zoning lot# frontage is within 1,000 feet of such ramp, as measured along the #street#; and

(2) there are no entrances to a #mass transit station#, as defined in Section 66-11, within such 1,000-foot measurement; or

(b) #zoning lots# with a #lot area# greater than five acres and located entirely outside the #special streetscape area#.

32-303 - Applicability for zoning lots with multiple buildings

LAST AMENDED
6/6/2024

For #zoning lots# with existing #buildings# to remain:

(a) only the portion of the #zoning lot# containing a #development# or #ground floor level# #enlargement# shall be considered for the purposes of applying the regulations of Sections 32-31, 32-32 and 32-33, inclusive; and

(b) only the portion of the #zoning lot# frontage associated with the #building# containing the alteration or change of #use# shall be considered for the purposes of determining the applicable regulations of Section 32-34.

32-31 - Regulations for Tier A Street Frontages

LAST AMENDED
6/6/2024

The provisions of this Section, inclusive, shall apply to the #ground floor level# #street# frontage of a #building# along a #Tier A street frontage#. Such provisions include #ground floor level#:

(a) #blank wall# restrictions, as set forth in Section 32-311; and

(b) parking restrictions, as set forth in Section 32-312.

32-311 - Blank wall provisions

LAST AMENDED
6/6/2024

Along the #Tier A street frontage# of a #ground floor level#, for any #blank walls#, at least 70 percent of the surface area of such #blank wall# shall be mitigated with wall treatment, in the form of permitted #signs#, subject to the provisions of Section 32-60, murals or other visual artwork, or living plant material. Any portion of a mural or other artwork that incorporates addresses, text or logos related to the #building# or tenants therein, shall be considered a #sign#.

32-312 - Ground floor level parking restrictions

LAST AMENDED
6/6/2024

Along the #Tier A street frontage# of a #ground floor level#, the following shall apply:

(a) Parking wrap or screening provisions

Portions of a #ground floor level# allocated to #accessory# off-street parking facilities or #public parking garages#, except for permitted entrances and exits, shall be either wrapped by #floor area# that is allocated to non-parking #uses#, to the #minimum qualifying depth#, or shall be screened such that:

(1) any non-horizontal parking deck structures shall not be visible from the exterior of the #building# in elevation view;

(2) opaque materials shall be located on the exterior #building# wall between the bottom of the floor of each parking deck and no less than three feet above such deck; and

(3) a total of at least 50 percent of such exterior #building# wall, or portion thereof, with adjacent parking spaces shall consist of opaque materials which may include permitted #signs#, subject to the provisions of Section 32-60, murals or other visual artwork, decorative screening or latticework, or living plant material. Any portion of a murals or other artwork that incorporates addresses, text or logos related to the #building# or tenants therein, shall be considered a #sign#.

(b) Limitations on open parking

No open parking associated with #accessory# off-street parking facilities or #public parking lots# shall be permitted between the #street line# and the #street wall# of the #building# or its prolongations.

Open parking beyond the prolongation of a #street wall# shall be screened from any #Tier A street frontage# by a strip at least four feet wide, densely planted with vegetation which may be expected to form a year-round screen at least three feet high within three years. For #zoning lots# with multiple #Tier A street frontages#, these provisions need only apply along one frontage.

32-32 - Regulations for Tier B Street Frontages

LAST AMENDED
6/6/2024

The provisions of this Section, inclusive, shall apply to the #ground floor level# #street# frontage of a #building# along a #Tier B street frontage#. Such provisions include #ground floor level#:

(a) #use# and transparency requirements, as set forth in Section 32-321;

(b) alternative regulations, for certain #block# frontages, as set forth in Section 32-322; and

(c) curb cut restrictions for all frontages, as set forth in Section 32-323.

32-321 - Ground floor level use and transparency requirements

LAST AMENDED
6/6/2024

Along the #Tier B street frontage# of a #ground floor level#, #use# modifications are set forth in paragraph (a) of this Section and transparency requirements are set forth in paragraph (b).

(a) #Ground floor level# #uses#

On the portion of a #ground floor level# facing a #Tier B street frontage#, within the #minimum qualifying depth#, the underlying #use# regulations are modified as follows:

(1) #dwelling units# shall not be permitted;

(2) #uses# listed under Use Group III(A) shall not be permitted;

(3) #uses# listed under Use Group IV shall be limited to those listed under Public Service Buildings, and Renewable Energy and Green Infrastructure;

(4) guest rooms or suites associated with Transient Accommodations listed under Use Group V shall not be permitted;

(5) #uses# listed under Use Group VII shall be limited in size to 5,000 square feet per establishment;

(6) the maximum #street wall# width of ancillary #residential uses# or lobbies accessing #uses# not permitted on the #ground floor level# shall be limited to 50 percent of the #ground floor level# #street# frontages, or 50 feet, whichever is greater;

(7) off-street parking spaces or loading berths, shall not be permitted, except that:

(i) entrances and exits to parking and loading facilities located beyond the #minimum qualifying depth# shall be permitted, subject to any applicable curb cut regulations of this Section, inclusive, or this Resolution;

(ii) for #buildings# along a #Tier B street frontage#, and no frontage along another #street# where a loading berth is permitted, loading berths with a maximum #street wall# width of 50 feet shall be permitted; and

(iii) for #buildings# with a #street wall# width in excess of 100 feet and with no frontage along another #street# where parking spaces are permitted within a #minimum qualifying depth#, parking spaces shall be permitted in the #street wall# portion in excess of 100 feet, provided that:

(a) the maximum #street wall# width of such parking spaces does not exceed 50 feet;

(b) the frontage allocated to such parking spaces shall be included in the maximum percentage permitted for ancillary #residential uses# or lobbies; and

(c) such parking spaces shall be screened in accordance with the provisions for #Tier A street frontages# set forth in paragraph (a) of Section 32-312.

(8) entrances and exits to #mass transit stations#, as defined in Section 66-11, shall be permitted without restriction.

(b) Transparency requirements

Along the #Tier B street frontage# of a #ground floor level#, #street walls# shall be glazed with transparent materials, which may include #show windows#, transom windows, or glazed portions of doors.

Such transparent materials shall occupy at least 50 percent of the surface area of such #ground floor level# #street wall# between a height of two feet and 12 feet, or the height of the ground floor ceiling, whichever is higher, as measured from the adjoining sidewalk. Transparent materials provided to satisfy such 50 percent requirement shall not begin higher than 2 feet, 6 inches, above the level of the adjoining sidewalk, with the exception of transom windows, or portions of windows separated by mullions or other structural dividers, and shall have a minimum width of two feet.

However, such transparency requirements shall not apply to portions of the #ground floor level# occupied by entrances or exits to parking or loading facilities, to doors accessing emergency egress stairwells and passageways, or to #community facility buildings#.

32-322 - Alternate ground floor level regulations for certain frontages

LAST AMENDED
6/6/2024

Along the #Tier B street frontage# of a #ground floor level#, as an alternative to the provisions of Section 32-321, the provisions of paragraph (b) of this Section may be applied where the qualifying criteria set forth in paragraph (a) is met.

(a) Qualifying criteria

The provisions of this Section may be applied along a #Tier B street frontage# where one of the following criteria are met:

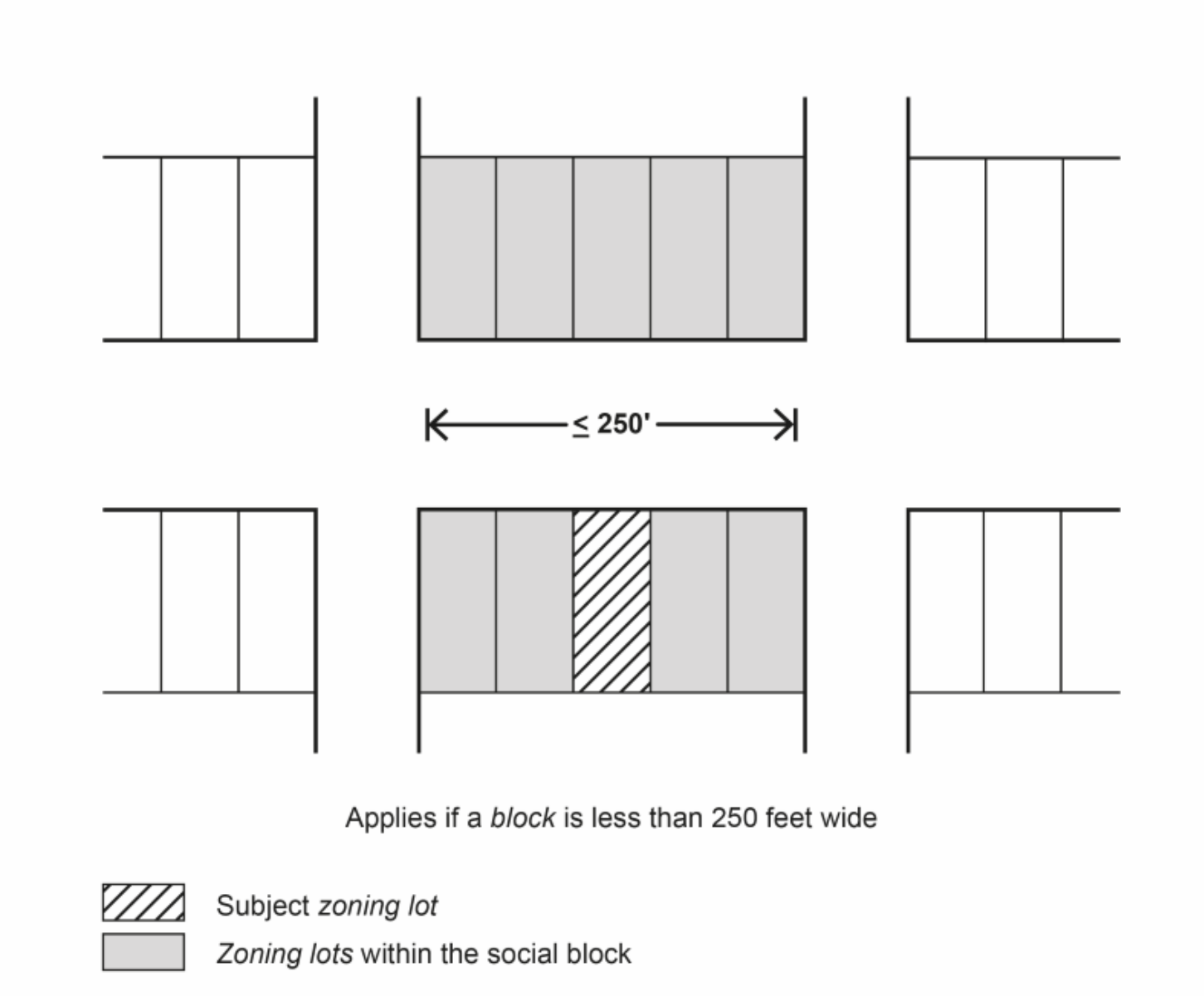
(1) the #zoning lot# frontage is an #impeded access frontage#;

(2) there is a #Residence District#, #Manufacturing District# or C3 or C8 District mapped along the same #street# frontage as the #zoning lot# frontage either on the same #block#, or along a portion of the #block# across the #street# from the #zoning lot#;

(3) the #zoning lot# has multiple #street# frontages, and for #zoning lots# with two #street# frontages, at least one frontage, and for #zoning lots# with three or more #street # frontages, at least two #street# frontages, will meet either the standard requirements for #Tier B street frontages# in Section 32-321 or the applicable regulations for #Tier C street frontages#; or

(4) where, at the time of application for a permit for a #development# or #ground floor level# #enlargement#, less than 75 percent of the #street line# width of #zoning lots# on the 'social block' surrounding the subject #zoning lot# are allocated to #zoning lots# with #commercial buildings# or #mixed buildings#.

For the purposes of this Section, the 'social block' shall be the portion of the #block# containing the subject #zoning lot# that abuts the #Tier B street frontage#, as well as the portion of the #blocks# immediately across the #Tier B street frontage# from such #block#. Such calculation shall contain all the #zoning lots# along such #block# frontage except that where the width of any such #block# frontage exceeds 250 feet, the calculation need only extend 100 feet from the outermost extents of the subject #zoning lot#, as measured along the #street line#.



EXAMPLE OF 'SOCIAL BLOCK'

(b) Alternative provisions

Where the qualifying criteria is met, along the #Tier B street frontage# of the #ground floor level#, the following shall apply:

(1) Parking wrap and location

(i) Along #wide streets#

For #ground floor level# frontages along #wide streets#, portions of a #ground floor level# allocated to #accessory# off-street parking facilities or #public parking garages#, except for permitted entrances and exits, shall be located behind #floor area# that is allocated to non-parking #uses#, to a #minimum qualifying depth#, so that no portion of such facility is visible from adjacent public sidewalks. However, for #buildings# with a #street wall# width in excess of 100 feet and with no frontage along another #street# where parking spaces are permitted within a #minimum qualifying depth#, the provisions of paragraph (a)(7)(iii) of Section 32-321 may be applied.

(ii) Along other #street# frontages

For #ground floor level# frontages along other frontages, portions of a #ground floor level# allocated to #accessory# off-street parking facilities or #public parking garages#, may be wrapped by #floor area#, or screened, in accordance with the provisions for #Tier A street frontages# set forth in paragraph (a) of Section 32-312. No open parking shall be visible from adjacent public sidewalks.

(2) Blank walls

Along the #Tier B street frontage# of a #ground floor level#, for any #blank walls#, at least 70 percent of the surface area of such #blank wall# shall be mitigated with wall treatment, in the form of permitted #signs#, subject to the provisions of Section 32-60, murals or other visual artwork, or living plant material. Any portion of a murals or other artwork that incorporates addresses, text or logos related to the #building# or

tenants therein, shall be considered a #sign#.

32-323 - Ground floor level curb cut restrictions

LAST AMENDED
6/6/2024

Along the #Tier B street frontage# of a #ground floor level#, the following curb cut restrictions shall apply:

For #zoning lots# with frontage along a standard #Tier B street frontage# subject to the provisions of Section 32-321 and frontage along another #street# that is neither a standard #Tier B# nor a #Tier C street frontage#, no curb cut accessing off-street parking spaces or loading spaces shall be permitted along such standard #Tier B street frontage#.

32-33 - Regulations for Tier C Street Frontages

LAST AMENDED
6/6/2024

The provisions of this Section, inclusive, shall apply to the #ground floor level# #street# frontage of a #building# along a #Tier C street frontage#.

The provisions for #Tier B street frontages#, as set forth in Section 32-32, inclusive, shall apply, except that the regulations of Section 32-322 shall not be permitted as an alternative to those of Section 32-321. Such provisions of Section 32-32, inclusive, are further modified by the provisions of this

Section, inclusive

32-331 - Ground floor level use modifications

LAST AMENDED
6/6/2024

Along #Tier C street frontages#, the #ground floor level# #use# limitations set forth in paragraph (a) of Section 32-321 shall be modified as follows:

(a) in addition to #dwelling units#, ancillary #residential uses#, other than lobbies and associated amenities, shall not be permitted on the #ground floor level# within the #minimum qualifying depth#;

(b) the maximum length of lobbies accessing #uses# not permitted on the #ground floor level#, shall be limited to a maximum #street wall# length, in total, of 25 percent of the #street wall# width of the #building# along the #Tier C street frontage#, or 25 linear feet of #street wall# along such #street# frontage, whichever is less. The minimum width of such lobbies need not be less than 10 feet.

However, in C4 through C7 Districts where the #floor area ratio# for #commercial uses# is greater than or equal to 10.0, the maximum lobby length shall be modified such that the maximum #street wall# length, in total, shall not exceed 25 percent of the #street wall# width of the #building# along the #Tier C street frontage#, or 50 linear feet of #street wall# along such #street# frontage, whichever is less. The minimum width of such lobbies need not be less than 20 feet;

(c) no parking spaces or loading berths shall be permitted within the #minimum qualifying depth#; and

(d) in C4 through C7 Districts where the #floor area ratio# for #commercial uses# is greater than or equal to 10.0, for #buildings# with a #street wall# width greater than 50 feet, within the portion of the #ground floor level# #street# frontage that is required to be allocated to non-#residential uses# to the #minimum qualifying depth#, at least 50 percent of such frontage shall be allocated to #uses# in Use Groups VI or VIII.

32-332 - Ground floor level curb cut restrictions

LAST AMENDED7/14/2025

Along the #Tier C street frontage# of a #ground floor level#, the following curb cut restrictions shall apply: for #zoning lots# with frontage along a #Tier C street frontage# and frontage along another #street# that is not a #Tier C street frontage#, no curb cut accessing off-street parking spaces or loading spaces shall be permitted along such #Tier C street frontage#.

32-34 - Regulations for Existing Buildings

LAST AMENDED
6/6/2024

The provisions of this Section shall apply to the #ground floor level# of existing #buildings# along #Tier A#, #Tier B#, or #Tier C street frontages#.

(a) Along #Tier A# frontages#

Along the #Tier A street frontage# of a #ground floor level#, as applicable, no alteration associated with the continuation of an existing #use# or change of #use# shall increase the extent of a pre-existing #blank wall#, modify the location of parking spaces, or add curb cuts along a #street# frontage in a manner that would create a new #non-conformity# or increase an existing #non-conformity# by more than 10 percent with regards to the applicable regulations for a #development# or #ground floor level# #enlargement#.

(b) Along #Tier B# or #Tier C street frontages#

Along the #Tier B# or #Tier C street frontage# of a #ground floor level#, as applicable, no alteration associated with the continuation of an existing #use# or change of #use# shall introduce a #use#, reduce a #minimum qualifying depth#, increase the #street wall# width of restricted #uses#, reduce transparency, increase the extent of a pre-existing #blank wall#, modify the location of parking spaces, or add curb cuts along a #street# frontage in a manner that would create a new #non-conformity# or increase an existing #non-conformity# by more than 10 percent with regards to the applicable regulations for a #development# or #ground floor level# #enlargement#.

32-35 - Special Rules for Certain Areas

LAST AMENDED
6/6/2024

32-351 - Ground floor use requirements in high-density areas

LAST AMENDED
6/6/2024

For all #Commercial Districts# mapped within, or with a #residential equivalent# of, R9 through R12 Districts, or #Commercial Districts# where the #floor area ratio# for #commercial uses# is greater than 10.0, the applicable #ground floor level# streetscape provisions of this Chapter shall apply, except that for #ground floor level# #street# frontages on #wide streets#, the alternative provisions for #Tier B street frontages# set forth in Section 32-322 shall not apply. However, the provisions of this Section shall not apply within any Special Purpose District.

32-352 - Ground floor use requirements in the Borough of Staten Island

LAST AMENDED
6/6/2024

For all C1, C2 or C4 Districts in the Borough of Staten Island, the applicable #ground floor level# streetscape provisions of this Chapter shall apply, except that #ground floor level# #street# frontages on #wide streets#, or along #narrow streets# where such a C1, C2 or C4 District is mapped along the entire #block# frontage, shall be considered #Tier C street frontages#.