

## Zoning Resolution

THE CITY OF NEW YORK
Eric Adams, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

## 91-31 - Street Wall Regulations

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## 91-31 - Street Wall Regulations

LAST AMENDED
2/2/2011

For the purposes of applying the \#street wall\# regulations of this Section, \#developments\# shall include alterations and \#enlargements\# that change the height, width or location of a \#street wall\#.

All portions of \#buildings or other structures\# located above the maximum base heights specified in paragraph (a) of this Section shall provide a setback in accordance with the regulations of Section 91-32 (Setback Regulations).
(a) Within the Special District, the maximum base height shall be 85 feet or 1.5 times the width of the \#street\# upon which the \#building\# fronts, whichever is greater, except as provided for the following types of \#street wall\# regulations:

## (1) \#Street wall\# regulations: Type 1

For \#developments\# that front upon a \#street\# indicated as "Type 1" on Map 2 (Street Wall Continuity Types 1, 2A, 2B and 3) in Appendix A, \#street walls\# shall extend along the entire \#street\# frontage of the \#zoning lot\# not occupied by existing \#buildings\# to remain, to a minimum base height of 150 feet or the height of the \#building\#, whichever is less. The maximum base height shall be 250 feet.
(2) \#Street wall\# regulations: Type 2A

For \#developments\# that front upon a \#street\# indicated as "Type 2A" on Map 2 in Appendix A, \#street walls\# shall extend along such entire \#street\# frontage of the \#zoning lot\# not occupied by existing \#buildings\# to remain, to a minimum base height of 85 feet or the height of the \#building\#, whichever is less. The maximum base height shall be 150 feet.
(3) \#Street wall\# regulations: Type 2B

For \#developments\# that front upon a \#street\# indicated as "Type 2 B " on Map 2 in Appendix A, \#street walls\# shall extend along at least 60 percent of such \#street\# frontage of the \#zoning lot\# not occupied by existing \#buildings\# to remain, to a minimum base height of 85 feet or the height of the \#building\#, whichever is less. The maximum base height shall be 150 feet.
(4) \#Street wall\# regulations: Type 3

For \#developments\# that front upon a \#street\# indicated as "Type 3" on Map 2 in Appendix A, \#street walls\# shall extend along the entire \#street\# frontage of the \#zoning lot\# not occupied by existing \#buildings\# to remain, to a minimum base height of 60 feet, five stories, or the height of the \#building\#, whichever is less. The maximum base height shall be 85 feet or 1.5 times the width of the \#street\# upon which the \#building\# fronts, whichever is greater.
(5) \#Street wall\# regulations: Type 4

For \#developments\# that front upon a \#street\# within the Historic and Commercial Core, indicated as "Type 4" on Map 3 (Street Wall Continuity Types 4 and 5) in Appendix A, the maximum base height shall be 100 feet.
(6) \#Street wall\# regulations: Type 5

For \#developments\# that front upon a \#street\# indicated as "Type 5" on Map 3 in Appendix A, no setbacks are
required for any portion of a \#building\#.
(b) For \#developments\# that front upon a \#street\# indicated as "Type 1" or "Type 2A," at least 70 percent of the \#aggregate width of street walls\# shall be located on such \#street line\#. For \#developments\# that front upon a \#street\# indicated as "Type 2B," at least 60 percent of the \#aggregate width of street walls\# shall be located within 10 feet of such \#street line\#. For \#developments\# that front upon a \#street\# indicated as "Type 3," at least 70 percent of the \#aggregate width of street walls\# shall be located within 10 feet of such \#street line\#. The remaining 30 percent of the \#aggregate width of street walls\# may be located beyond such \#street lines\# in compliance with:
(1) the \#outer court\# regulations of Article II, Chapter 3, for \#residential\# portions of \#buildings\#;
(2) the \#outer court\# regulations of Article II, Chapter 4, for all other portions of \#buildings\#; or
(3) the requirements of Section $\mathbf{3 7 - 5 0}$ where such areas are pedestrian circulation spaces.
(c) When a \#building\# fronts on two intersecting \#streets\# for which different maximum base heights are specified, the higher maximum base height may wrap around to the \#street\# with the lower maximum base height for a distance along the \#street line\# of 100 feet. However, "Type 5" \#street walls\# shall not be permitted to wrap around to the intersecting \#street\#.
(d) Arcades and sidewalk widenings that meet the design standards of Section 37-53 (Design Standards for Pedestrian Circulation Spaces) shall be permitted along any \#street\# indicated as "Type 1," "Type 2A" or "Type 3," pursuant to paragraphs (a), (b) or (c) of this Section, provided such arcade or sidewalk widening extends along the entire \#block\# frontage or abuts another arcade, existing on August 27, 1998, of equal width and height or another sidewalk widening of equal width. In such case, the \#street wall\# requirements for paragraph (b) of this Section shall be measured from the permitted arcade or sidewalk widening.

