



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

81-53 - Special Bulk and Urban Design Requirements

File generated by <https://zr.planning.nyc.gov> on 8/25/2025

81-53 - Special Bulk and Urban Design Requirements

LAST AMENDED

2/2/2011

In addition to the requirements set forth in Sections [81-25](#) (General Provisions Relating to Height and Setback of Buildings) and [81-40](#) (MANDATORY DISTRICT PLAN ELEMENTS), the provisions of this Section shall apply to a #zoning lot# having 50 percent or more of its #lot area# within the Penn Center Subdistrict. For the purposes of this Section, all such #zoning lots# shall be deemed to be entirely within the Subdistrict. If any of the provisions of Sections [81-25](#), [81-40](#) and [81-53](#) are in conflict, the regulations of this Section shall govern.

81-531 - Special retail frontage requirements

LAST AMENDED

6/6/2024

The provisions of Section [81-42](#) (Retail Continuity Along Designated Streets) shall apply within the Penn Center Subdistrict, except that any underlying transparency requirement shall not apply to any informational #signs# or marquees provided to identify rail mass transit or subway entrances in accordance with Section [81-52](#) (Sign Regulations).

81-532 - Special street wall requirements

LAST AMENDED

2/2/2011

The provisions of Section [81-43](#) (Street Wall Continuity Along Designated Streets) shall apply, except that the #street wall# of all #buildings# along the Seventh Avenue frontage of #zoning lots# shall be a minimum of 85 feet above #curb level# or the full height of the #building#, whichever is less. All other provisions of Section [81-43](#) shall apply without modification.

In addition, the restrictions on permitted recesses contained in Section [81-43](#) shall not apply to pedestrian circulation spaces provided in accordance with Sections [81-46](#) (Off-street Relocation or Renovation of a Subway Stair) or [81-48](#) (Off-street Improvement of Access to Rail Mass Transit Facility) nor to interstitial spaces between #signs# or between #building# walls and #signs#.