

## Zoning Resolution

THE CITY OF NEW YORK
Eric Adams, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

## 81-671-Special street wall requirements

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## 81-671 - Special street wall requirements

LAST AMENDED
8/9/2017

The requirements of Section $\underline{81-43}$ (Street Wall Continuity Along Designated Streets) shall be applicable within the Subdistrict, except as modified in this Section.
\#Buildings\# with frontage on Park, Lexington, Madison and Vanderbilt Avenues, or Depew Place in the Grand Central Core Area, as shown on Map 2 (East Midtown Subdistrict and Subareas) in Appendix A of this Chapter, shall have a \#street wall\# within 10 feet of the \#street line\# of such \#streets\#. On 42nd Street, the \#street wall\# shall be at the \#street line\#. The width of the required \#street wall\# shall be at least 80 percent of the length of the \#front lot line\#.

The minimum height of such \#street walls\# without any setback shall be 120 feet above \#curb level\# or the height of the \#building\#, whichever is less, and the maximum height shall not exceed 150 feet above \#curb level\#. Where a \#zoning lot\# is bounded by the intersection of Park Avenue, Lexington Avenue, Madison Avenue, Vanderbilt Avenue, 42nd Street or Depew Place and any other \#street\#, these \#street wall\# height regulations shall apply along the full length of the \#zoning lot\# along the other \#street\# or to a distance of 125 feet from the intersection, whichever is less.

However, for \#developments\# or, where permitted, \#enlargements\# on \#qualifying sites\# within an area bounded by East 43rd Street, Second Avenue, East 42nd Street and a line 200 feet east of Third Avenue, such \#street wall\# location requirements shall not apply to the portion of the frontage where an open publicly accessible space is provided in accordance with paragraph (b) of Section 81-681 (Mandatory requirements for qualifying sites).

Beyond 125 feet of the intersection, the maximum height of the \#street wall\# above \#curb level\# shall not exceed 120 feet. For such \#buildings\#, the provisions of Section $81-262$ (Maximum height of front wall at the street line) shall not be applicable.

However, the ten-foot setback requirement of paragraph (a) of Section $\underline{81-263}$ (Standard setback requirements) shall apply only to those portions of the \#building\# above 120 feet.

