



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

132-30 - SPECIAL TRANSPARENCY AND STREET WALL LOCATION REGULATIONS

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132-30 - SPECIAL TRANSPARENCY AND STREET WALL LOCATION REGULATIONS

LAST AMENDED

4/20/2016

The special transparency regulations of this Section, inclusive, shall apply to #buildings# in the #Special Enhanced Commercial Districts# indicated in the table in Section [132-13](#) (Applicability of Special Use, Transparency, Street Wall and Parking Regulations), except as otherwise provided in Section [132-31](#).

132-31 - Applicability of Transparency Regulations

LAST AMENDED

4/20/2016

In #Special Enhanced Commercial Districts#, the special transparency provisions indicated in the table in Section [132-13](#) (Applicability of Special Use, Transparency, Street Wall and Parking Regulations) shall apply to #developments# and to #buildings# #enlarged# on the #ground floor level#, where such #ground floor level# fronts on a #designated commercial street#, except that such provisions shall not apply:

- (a) to #zoning lots# in #Commercial Districts# with a width of less than 20 feet, as measured along the #street line# of a #designated commercial street#, provided such #zoning lots# existed on:
 - (1) November 29, 2011, for #Special Enhanced Commercial District# 1;
 - (2) June 28, 2012, for #Special Enhanced Commercial Districts# 2 and 3;
 - (3) October 11, 2012, for #Special Enhanced Commercial District# 4; and
 - (4) April 20, 2016, for #Special Enhanced Commercial Districts# 5 and 6;
- (b) in #Special Enhanced Commercial Districts# 1, 4, 5 and 6, to #buildings# in #Residence Districts# where the #ground floor level# contains #dwelling units#.

132-32 - Ground Floor Level Transparency Requirements

LAST AMENDED

4/20/2016

In the applicable #Special Enhanced Commercial Districts#, as indicated in the table in Section [132-13](#) (Applicability of Special Use, Transparency, Street Wall and Parking Regulations), the special transparency regulations of Section [37-34](#) (Minimum Transparency Requirements) shall apply to the #ground floor level# #street walls# of #buildings# fronting along a #designated commercial street#.

However, in #Special Enhanced Commercial Districts# 5 and 6, for #buildings# containing Use Groups 16, 17 and 18 at the #ground floor level#, up to 50 percent of the length of a #street wall# may be exempt from such regulations. Where the exempted portion is 50 feet or more in length and contains no transparent element between #curb level# and 12 feet above #curb level# or the ceiling of the ground floor, whichever is less, such exempted portion shall be covered with vines or similar planting or contain artwork or be treated so as to provide visual relief. Plantings shall be planted in soil having a depth of not less than 2 feet, 6 inches, and a minimum width of 24 inches. Where an #extension# or a #conversion# of the #ground floor level# results in a reduction of the exempted portion, provisions set forth in Section [37-34](#) shall apply to such reduced portion.

132-33 - Street Wall Location

LAST AMENDED

4/20/2016

In the applicable #Special Enhanced Commercial Districts# indicated in the table in Section [132-13](#) (Applicability of Special Use, Transparency, Street Wall and Parking Regulations), the following provisions shall apply to a #street wall# or its prolongation fronting along a #designated commercial street#. The open area between the #street line# and #street wall#, or its prolongation, resulting from requirements set forth in this Section, shall be improved to Department of Transportation standards for sidewalks, be at the same level as the adjoining public sidewalk and be accessible to the public at all times. When applying requirements set forth in this Section, two or more adjacent #developments# or #enlargements# under common ownership or control shall be considered a single #development# or #enlargement#.

In #Commercial# and #Manufacturing Districts#, other than C4-4L Districts, mapped within #Special Enhanced Commercial District# 6, for #developments# or horizontal #enlargements# at the ground level, resulting in a #street wall# of 40 feet or wider, as measured along the #street line# of the #designated commercial street#, a sidewalk widening of five feet shall be provided along such #street wall# and its prolongation. A line parallel to and five feet from the #street line# of such #street#, as measured within the #zoning lot#, shall be considered the #street line# for the purpose of applying any applicable #street wall# provision.