



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

132-32 - Ground Floor Level Transparency Requirements

File generated by <https://zr.planning.nyc.gov> on 4/15/2026

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.