

## Zoning Resolution

THE CITY OF NEW YORK
Eric Adams, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

# 136-221 - Street wall location 

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## 136-221 - Street wall location

LAST AMENDED
9/7/2017
In C2 Districts, the \#street wall\# location regulations of the underlying district shall apply except as modified in this Section.
(a) In C2 Districts mapped within R6 and R7-1 Districts, at least 70 percent of the \#aggregate width of street walls\# shall be located within eight feet of the \#street line\# and shall extend to at least the minimum base height specified in Section 136-222 (Minimum and maximum base height), or the height of the \#building\#, whichever is less. Up to 30 percent of the \#aggregate width of street walls\# may be recessed beyond eight feet of the \#street line\#, provided that any such recesses deeper than 10 feet along a \#wide street\# or 15 feet along a \#narrow street\# are located within an \#outer court\#. For \#zoning lots\# bounded by more than one \#street line\#, these \#street wall\# location requirements shall be mandatory on only one \#street line\#.
(b) In C2 Districts mapped within R5 Districts, at least 70 percent of the \#aggregate width of street walls\# shall be located within eight feet of the \#street line\# and shall extend to a height of 30 feet, or the height of the \#building\#, whichever is less. Up to 30 percent of the \#aggregate width of street walls\# may be recessed beyond eight feet of the \#street line\#, provided that any such recesses deeper than 10 feet along a \#wide street\# or 15 feet along a \#narrow street\# are located within an \#outer court\#. For \#zoning lots\# bounded by more than one \#street line\#, these \#street wall\# location requirements shall be mandatory on only one \#street line\#.
(c) Below a height of 15 feet or the height of the second \#story\# floor, whichever is lower, no recesses shall be permitted within 30 feet of the intersection of two \#street lines\# except recesses that do not exceed a depth of 12 inches.

The underlying allowances for \#street wall\# articulation, set forth in paragraph (e) of Section 35-651 (Street wall location) shall be permitted to project or recess beyond the \#street wall\# locations established in paragraphs (a) and (b) of this Section.

Existing \#buildings\# may be vertically \#enlarged\# by up to one \#story\# or 15 feet, without regard to the \#street wall\# location requirements of this Section.

