



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

137-30 - SPECIAL BULK REGULATIONS

File generated by <https://zr.planning.nyc.gov> on 7/4/2026

137-30 - SPECIAL BULK REGULATIONS

LAST AMENDED

6/21/2017

The special #bulk# regulations of this Section [137-30](#), inclusive, shall apply to #buildings# in the #Special Coastal Risk Districts# as set forth in the table in Section [137-12](#) (Applicability of Special Regulations).

137-31 - Minimum Lot Width

LAST AMENDED

12/5/2024

In #Special Coastal Risk District# 2, the regulations of Section [23-11](#) (Lot Area and Lot Width in R1 Through R5 Districts) are modified such that the minimum #lot width# for a #two-family detached residence# in an R3A District shall be 40 feet.

137-32 - Height and Setback Regulations

LAST AMENDED

12/5/2024

In #Special Coastal Risk District# 4, all #detached# or #semi-detached# #single-# or #two-family residences# shall be subject to the height and setback provisions set forth in Section [64-332](#) (Height and setback regulations for cottage envelope buildings).