Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

115-20 - SPECIAL BULK REGULATIONS

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115-20 - SPECIAL BULK REGULATIONS

LAST AMENDED
10/29/2025

The underlying #bulk# provisions shall apply except as modified in this Section, inclusive.

For the purposes of applying the provisions of this Section, the #residential equivalent# for a C6-3 District shall be an R9-1 District in the Core Subdistrict.

115-21 - Floor Area Ratio

LAST AMENDED
10/29/2025

The underlying #floor area# regulations shall be modified as follows:

(a) the maximum #floor area ratio# permitted for #commercial# #uses# shall be 8.0 in C6-3 Districts and 12.0 in C6-4 Districts;

(b) in all Districts, the maximum #floor area ratio# permitted for #residential uses# shall be as set forth pursuant to the underlying district regulations, except that #sky exposure plane buildings# shall not be permitted;

(c) the maximum #floor area ratios# may only be exceeded where:

(1) a #floor area# bonus for #mass transit station# improvements is granted by the City Planning Commission pursuant to the provisions of Section 66-51 (Additional Floor Area for Mass Transit Station Improvements); or

(2) a #floor area# bonus for a #public plaza# is granted by the City Planning Commission in accordance with the provisions of Section 115-52 (Authorization for a Public Plaza); and

(d) for #zoning lots# with a #lot area# of at least 20,000 square feet, up to 150,000 square feet of floor space within a public #school# constructed in whole or in part pursuant to a written agreement with the New York City School Construction Authority and subject to the jurisdiction of the Department of Education shall be exempt from the definition of #floor area#.

115-22 - Modification of Rear Yard Regulations

LAST AMENDED
10/29/2025

#Rear yard# requirements shall not apply to non-#residential uses# along such portion of a #lot line# that coincides with a boundary of a railroad right-of-way.

115-23 - Height and Setback Regulations

LAST AMENDED
10/29/2025

The underlying height and setback regulations shall apply except as modified by the provisions of this Section, inclusive.

All heights shall be measured from the #base plane#.

115-231 - Permitted obstructions

LAST AMENDED
12/5/2024

The provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings# within the #Special Downtown Jamaica District#, except that dormers may penetrate a maximum base height in accordance with the provisions of paragraph (b)(1) of Section 23-413 (Permitted obstructions in certain districts).

115-232 - Street wall location

LAST AMENDED
10/29/2025

In #Residence Districts#, #Commercial Districts# and M1 Districts paired with a #Residence District#, the underlying #street wall# location provisions shall be modified as follows:

(a) along Jamaica Avenue, the #street wall# location provisions of paragraph (a) of Section 35-631 shall apply;

(b) along all other #zoning lot# frontages, the #street wall# location provisions of paragraph (b) of Section 35-631 shall apply. However, for the portion of a #zoning lot# fronting along 164th Street between Jamaica Avenue and Archer Avenue, or fronting along 92nd Road between 164th Street and 165th Street, such #street wall# location provisions need not apply;

(c) for all Districts, such #street walls# need only extend to a minimum base height of 40 feet; and

(d) along the following #street# frontages, for #developments# with #building# widths exceeding 100 feet, a minimum of 20 percent of the surface area of such #street walls# above the level of the #second story#, or a height of 30 feet, whichever is lower, shall either recess or project a minimum of three feet from the remaining surface of the #street wall#:

(1) Hillside Avenue, between the Van Wyck Expressway and Parsons Boulevard;

(2) Archer Avenue, between the Van Wyck Expressway and Parsons Boulevard;

(3) Sutphin Boulevard, between Hillside Avenue and Liberty Avenue; and

(4) 150th Street, between Hillside Avenue and Liberty Avenue.

115-233 - Maximum building height

LAST AMENDED
10/29/2025

The underlying height and setback provisions shall be modified as follows:

In #Residence# and #Commercial Districts#, all #buildings# shall follow the applicable height and setback regulations for #residences# set forth in Section 23-43 (Height and Setback Requirements in R6 Through R12 Districts), inclusive, in accordance with the applicable #residential equivalent#, except that in C6 Districts without a letter suffix, the height and setback provisions of paragraph (b)

of Section 123-652 (Special base and building heights) may be applied for the applicable #residential equivalent# in lieu of the provisions of Section 23-434 (Height and setback modifications for eligible sites).