Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

101-40 - MANDATORY DISTRICT PLAN ELEMENTS

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101-40 - MANDATORY DISTRICT PLAN ELEMENTS

LAST AMENDED
6/28/2004

101-41 - Special Street Wall Location Regulations

LAST AMENDED
3/10/2026

Map 3 (Street Wall Continuity and Mandatory Sidewalk Widenings) in Appendix E of this Chapter specifies locations where the special #street wall# location regulations of this Section apply. However, such regulations shall not apply along the #street# frontage of that portion of any #zoning lot# occupied by existing #buildings# to remain.

(a) Fulton Mall Subdistrict

Within the Fulton Mall Subdistrict, the #street wall# location provisions of paragraph (a) of Section 35-631 shall apply to all #street# frontages, except that on #corner lots#, no #street wall# shall be required within 100 feet of the intersection of two #street lines# where the interior angle formed by such intersecting #street lines# is 45 degrees or less. Such required #street walls# shall extend to a minimum height of 60 feet above #curb level# or the height of the #building#, whichever is less, and a maximum base height of 85 feet. Above such maximum base height, the provisions of Sections 101-222 (Standard height and setback regulations) or 101-223 (Tower regulations) shall apply.

(b) Atlantic Avenue Subdistrict

Within the Atlantic Avenue Subdistrict the #street wall# location provisions of paragraph (a) of Section 35-631 shall apply to all #street# frontages. Such required #street walls# shall extend to the minimum base height for the district, or the height of the #building#, whichever is less, and may rise to the maximum base height before a setback is applied. The maximum base heights set forth in Section 23-432 (Height and setback requirements) shall be modified as follows:

(1) for a C2-4 District mapped within an R6A District, the maximum base height shall be 55 feet above #curb level#; and

(2) for a C2-4 District mapped within an R7A District, the maximum base height shall be 65 feet above #curb level#.

(c) Willoughby Square

For #buildings# fronting upon Willoughby Square. the #street wall# location provisions of paragraph (a) of Section 35-631 shall apply, except that recesses may be extended below a height of 15 feet. Such #street wall# shall extend to a minimum base height of 80 feet or the height of the #building#, whichever is less. The provisions of Section 101-223 shall apply.

(d) All other areas

On all other #streets# shown on Map 3, the #street wall# location provisions of paragraph (b) of Section 35-631 shall apply, and extend to a minimum base height of 40 feet in R7-1 Districts mapped within C2-4 Districts and at least a height of 60 feet in all other districts, or the height of the #building#, whichever is less, except that on #corner lots#, no #street wall# shall be required within 100 feet of the intersection of two #street lines# where the interior angle formed by such intersecting #street lines# is 45 degrees or less. However, such regulations shall not apply to any #building# fronting upon the north side of Willoughby Street between Gold

Street and the Flatbush Avenue Extension.

(e) #Large qualifying sites#

For #large qualifying sites# where a publicly accessible area is provided along one or more #street# frontages, the #street wall# location requirements of this Section shall not apply along such #street# frontages or portions thereof occupied by the publicly accessible area.

101-42 - Mandatory Sidewalk Widenings

LAST AMENDED
6/6/2024

Map 3 (Street Wall Continuity and Mandatory Sidewalk Widenings) in Appendix E of this Chapter specifies locations where the sidewalk widening regulations of this Section apply. Such regulations shall apply to all #developments# and to those horizontal #enlargements# where the #enlarged# portion of the #building# contains a #floor area ratio# of 3.0 or more.

All #buildings# that front upon the southerly #street line# of Willoughby Street between Adams Street and the Flatbush Avenue Extension shall provide a five foot deep sidewalk widening along the full frontage of the #zoning lot# along Willoughby Street. Such sidewalk widening shall be improved as a sidewalk to Department of Transportation standards, be at the same level as the adjoining public sidewalk and be accessible to the public at all times. For the purposes of applying the height and setback regulations of Section 101-22, inclusive, and the #street wall# location requirements of Section 101-41, the sidewalk widening line shall be considered to be the #street line#.

101-43 - Off-street Relocation or Renovation of a Subway Stair

LAST AMENDED
6/6/2024

Where a #development# is constructed on a #zoning lot# that contains at least 5,000 square feet of #lot area# and fronts on a sidewalk containing a stairway entrance or entrances into a subway station, the existing entrance or entrances shall be relocated from the #street# onto the #zoning lot#. For the purposes of this Section, a #development# shall not include an #extension#. The new entrance or entrances shall be provided in accordance with the provisions of Section 37-40 (OFF-STREET RELOCATION OR RENOVATION OF A SUBWAY STAIR). The subway stations where such improvements are required are listed in the following table and shown on Map 6 (Subway Station Improvement Areas) in Appendix E of this Chapter.

Station	Line
Court Street-Borough Hall	Eastern Parkway/Montague Street Tunnel
DeKalb Avenue	4th Avenue/Brighton
Hoyt Street	Eastern Parkway
Hoyt-Schermerhorn Street	Crosstown/Fulton Street
Jay Street-MetroTech	Culver/Fulton Street
Lawrence Street	Montague Street Tunnel

Nevins Street	Eastern Parkway
Atlantic Avenue-Pacific Street	4th Avenue