Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

101-41 - Special Street Wall Location Regulations

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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.