



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

127-41 - Special Streetscape Regulations

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127-41 - Special Streetscape Regulations

LAST AMENDED 12/10/2020

For the purposes of applying the special streetscape provisions of Section [37-30](#) to this Chapter, any portion of a #ground floor level# #street# frontage along primary #street# frontages designated on Map 3 (Requirements Along Street Frontages) in the Appendix to this Chapter shall be considered #primary street frontages#, and a #ground floor level# #street# frontage along secondary #street# frontages on Map 3 shall be considered a #secondary street frontage#. In addition, defined terms shall include those in Sections [12-10](#) and 37-311.

127-411 - Special provisions for frontages along streets and the shoreline

LAST AMENDED 12/10/2020

The provisions of this Section shall apply to #developments# or #ground floor level# #enlargements#.

(a) At the intersection of #primary street frontages#

For #ground floor level# #street walls# within 50 feet of the intersection of two #primary street frontages#, as shown on Map 3 in the Appendix to this Chapter:

- (1) #uses# on the #ground floor level#, to the minimum depth set forth in Section [37-32](#) (Ground Floor Depth Requirements for Certain Uses), shall be limited to non-#residential uses#, except for lobbies.
- (2) #Group parking facilities# located on the #ground floor level# of a #building# shall be wrapped by #floor area# in accordance with the provisions of paragraph (a) of Section [37-35](#) (Parking Wrap and Screening Requirements), and above the #ground floor level#, such parking facilities shall be wrapped by #floor area# or screened in accordance with the provisions of Section [37-35](#).
- (3) #Ground floor level# #street walls# shall be glazed in accordance with the provisions set forth in Section [37-34](#) (Minimum Transparency Requirements).

(b) Along other #street# frontages

For portions of #buildings# along the remainder of #primary street frontages#, and for #buildings# with #secondary street frontages#, as shown on Map 3, #group parking facilities# located on the #ground floor level# shall be wrapped by #floor area# or screened in accordance with the provisions of Section [37-35](#). However, for portions of #buildings# facing the #shoreline#, #group parking facilities# at all levels shall be wrapped by #floor area# or screened in accordance with the provisions of Section [37-35](#).

127-412 - Special provisions for blank walls

LAST AMENDED
5/12/2021

The blank wall provisions of paragraph (a)(7)(ii) of Section [62-655](#) (Planting and trees) shall not apply. In lieu thereof, the visual mitigation elements shall be provided in accordance with the provisions for Type 2 blank walls set forth in Section [37-361](#) (Blank wall thresholds).