

## Zoning Resolution

THE CITY OF NEW YORK
Eric Adams, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

# 64-511 - Options available for all \#buildings\# 

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LAST AMENDED
5/12/2021

The streetscape mitigations options of this Section may be applied to all \#buildings\#. Where provided as a required streetscape mitigation element, the following shall apply:
(a) Entrance close to grade (one point)

The \#primary entrance\# for the principal \#use\# for the \#building\# shall be located within two feet of the level of the adjoining sidewalk. However, for \#mixed buildings\# in \#Commercial Districts\# the \#primary entrance\# for the non\#residential use\# on the ground floor shall be located within two feet of the level of the adjoining sidewalk, regardless of whether it is the principal \#use\#.
(b) Recessed access
(one point)
Recesses in the \#street wall\# shall accommodate the \#primary entrance\# to the \#building\#, including stairs or ramps to such entrance. However, recesses shall not exceed 50 percent of the \#aggregate width of street wall\# for the \#building\#.
(c) Wide stairs
(one point)
The \#primary entrance\# to a \#building\# along the \#street wall\# shall include stairs:
(1) with a minimum width of five feet where the \#aggregate width of street walls\# of the \#building\# is less than or equal to 25 feet; and
(2) with a minimum width of eight feet where the \#aggregate width of street walls\# of the \#building\# is greater than 25 feet.

In both cases, the run of such stairs shall be oriented perpendicular, or within 15 degrees of being perpendicular, to such \#primary entrance\# for at least 50 percent of the height of such stairs.
(d) Covered access
(one point)
The \#primary entrance\# to a \#building\# shall have a porch or access area covered by a roof or other permanent structure, provided that all structural elements shall have a minimum width or depth of at least three inches. Such roof or other permanent structure shall be located at a minimum height at least eight feet above the finished floor of the \#primary entrance\#. In addition, such covering shall have a depth of at least three feet measured perpendicular to the \#street wall\# and shall extend along at least 50 percent of the \#aggregate width of the street wall\#.

