



## **Zoning Resolution**

**THE CITY OF NEW YORK**  
**Zohran K. Mamdani, Mayor**

**CITY PLANNING COMMISSION**  
**Sideya Sherman, Chair**

# **64-522 - Additional options available for single-, two-, or three-family residences**

File generated by <https://zr.planning.nyc.gov> on 4/30/2026

---

## 64-522 - Additional options available for single-, two-, or three-family residences

---

LAST AMENDED

5/12/2021

The streetscape mitigations options of this Section may be applied to all #single-#, #two-#, or three-#family residences#. Where provided as a required streetscape mitigation element, the following shall apply:

- (a) Transparency  
(one point)

Transparent glazing materials shall occupy at least 20 percent of the surface area of the #street wall# of the ground floor, measured between a height of two feet and 10 feet, or the height of the ground floor ceiling, whichever is higher, as measured from the adjoining sidewalk.

- (b) Additional fenestration  
(one point)

In addition to the #primary entrance#, one or more doors, including garage doors, shall be provided.