Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

139-237 - Special street wall articulation requirements

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LAST AMENDED
12/5/2024

In all subdistricts, for #street walls# with widths exceeding 200 feet, a minimum of 20 percent and no more than 50 percent of the surface area of such #street walls# above the level of the second #story#, or a height of 30 feet, whichever is lower, shall either recess or project a minimum of three feet from the remaining surface of the #street wall#. In addition to dormers permitted pursuant to Section 139-232 (Permitted obstructions), any other projection shall be considered a permitted obstruction into a required setback, provided that the depth of such projection shall not exceed three feet.

In addition, in Subdistrict D, the underlying dormer provisions of paragraph (b)(1) of Section 23-413 shall be modified for portions of #buildings# facing Third Street, so that above the maximum base height, dormers shall be permitted only within 75 feet of the intersection of two #streets#.