Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

99-20 - SPECIAL BULK REGULATIONS

File generated by https://zr.planning.nyc.gov on 11/4/2026

99-20 - SPECIAL BULK REGULATIONS

LAST AMENDED
12/5/2024

99-21 - Special Floor Area Regulations

LAST AMENDED
12/5/2024

The underlying #floor area# regulations shall apply except as modified in this Section.

For #developments# or #enlargements# on #qualifying transit improvement sites#, a #floor area# bonus for #mass transit station# improvements may be granted by the City Planning Commission pursuant to the provisions of Section 66-51 (Additional Floor Area for Mass Transit Station Improvements). For the purposes of this paragraph, defined terms additionally include those in Section 66-11 (Definitions). No other #floor area# bonuses shall be permitted.

99-22 - Special Height and Setback Regulations

LAST AMENDED
12/5/2024

The underlying height and setback regulations applicable to a C5-1A District shall apply except as modified in this Section. The #street wall# location provisions of paragraph (a) of Section 35-631 shall apply to all #street# frontages. For #zoning lots# that do not contain #qualifying affordable housing#

or #qualifying senior housing#, the gross area of each #story# located completely above a height of 170 feet shall not exceed 80 percent of the gross area of the #story# directly below it.

99-23 - Authorization to Waive Midblock Transition Portion Height Limitation

LAST AMENDED
12/5/2024

For a #zoning lot# in the Upper East Side Historic District, which #zoning lot# also contains a #landmark building# or #style building# to be preserved or, where a #zoning lot# is not located in the Upper East Side Historic District and the #zoning lot# contains a #building# to be preserved which the Landmarks Preservation Commission has designated as a landmark or certifies in a report by the staff or the Commission to be comparable to a #style building#, the City Planning Commission may authorize the waiver of the maximum #building# height requirements of Section 99-22 (Special Height and Setback Regulations) provided the City Planning Commission finds that:

(a) the #development# or #enlargement# complies with the goals and purposes of the #Special Madison Avenue Preservation District#, as specified in Section 99-00 (GENERAL PURPOSES);

(b) the #development# or #enlargement# will not alter either the character of the neighborhood or the character sought to be achieved by the Special District;

(c) the #development# or #enlargement# will have a harmonious relationship with the #building# to be preserved; and

(d) the Landmarks Preservation Commission reports that a program for continued maintenance of the #building# to be preserved has been established.