Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

121-30 - SPECIAL BULK REGULATIONS

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121-30 - SPECIAL BULK REGULATIONS

LAST AMENDED
8/14/2025

Within the #Special Midtown South Mixed Use District# the #bulk# provisions of Article XII, Chapter 3 or the underlying district, as applicable, are modified by the provisions of this Section, inclusive.

121-31 - Floor Area Exemption for Public Schools

LAST AMENDED
8/14/2025

On #zoning lots# above 20,000 square feet in #lot area#, up to 150,000 square feet of #floor area# within a public #school#, constructed in whole or in part pursuant to agreement with the New York City School Construction Authority and subject to the jurisdiction of the New York City Department of Education, shall be exempt from the definition of #floor area# for the purposes of calculating the permitted #floor area ratio# for #community facility# #uses# and the maximum #floor area ratio# of the #zoning lot#.

121-32 - Yard and Open Area Regulations

LAST AMENDED
8/14/2025

121-321 - Rear yard equivalent

LAST AMENDED
8/14/2025

Where the designated #Residence District# is an R6 through R12 District without a letter suffix, for #buildings#, or portions thereof, containing #residential uses#, the alternative location allowances set forth in paragraph (c)(2) of Section 23-343 (Rear yard equivalent requirements) shall not apply.

121-322 - Minimum distance between buildings

LAST AMENDED
8/14/2025

On In M1 Districts paired with a #Residence District#, on any single #zoning lot#, if two or more #buildings# or portions of #buildings# are detached from one another at any level, such #buildings# or portions of #buildings# shall at no point be less than eight feet apart.

121-33 - Height and Setback Regulations

LAST AMENDED
8/14/2025

All #zoning lots# shall follow the underlying height and setback regulations.

121-331 - Street wall regulations

LAST AMENDED
8/14/2025

For all #buildings#, 100 percent of the width of #street walls# along a #street# frontage at the #ground floor level# shall be located within eight feet of the #street line#. For any #story# above the #ground floor level#, at least 70 percent of the width of #street walls# shall be located within eight feet of the #street line# and extend to at least a minimum base height of 60 feet, or the height of the #building#, whichever is less; or as modified by Section 121-332 (Base Height Regulations). Up to 30 percent of the #aggregate width of street walls# above the ground floor may be recessed beyond eight feet of the #street line#, provided that any such recesses deeper than 10 feet along a #wide street# or 15 feet along a #narrow street# are located within an #outer court#. In addition, the #street wall# location provision of this paragraph shall not apply along such #street line# occupied by a #public plaza# as set forth in Section 37-70 (PUBLIC PLAZAS), nor within 15 feet of a landmark #building or other structure#.

121-332 - Base height regulations

LAST AMENDED
8/14/2025

Except for #zoning lots# located south of West 31st Street and east of Avenue of the Americas, the maximum base height of a #street wall# may vary between the applicable maximum set forth in the underlying regulations, inclusive, and the height of the #street wall# of adjacent #building# before setback, if such height is higher than the maximum base height.

121-34 - Additional Bulk Modifications

LAST AMENDED
8/14/2025

121-341 - Transfer of development rights from landmarks

LAST AMENDED
8/14/2025

For #zoning lots# existing on August 14, 2025, containing landmark #buildings or other structures#, where more than 50 percent of the #lot area# is located within the #Special Midtown South Mixed Use District#, the provisions of Section 77-22 (Floor Area Ratio) shall be modified to permit the distribution of #floor area# anywhere on the #zoning lot#, regardless of the district boundary.

121-342 - Transfer of development rights from Theater Subdistrict

LAST AMENDED
8/14/2025

For #zoning lots# #abutting# the Theater Subdistrict of the #Special Midtown District#, the boundaries for which are shown in Map 1 of Appendix A of Article VIII Chapter 1, the provisions of Section 81-744 (Transfer of development rights from listed theaters) may be applied and such #zoning lots# may be “receiving sites” as defined in such section.