Zoning Resolution

THE CITY OF NEW YORK
   Bill de Blasio, Mayor
CITY PLANNING COMMISSION
   Marisa Lago, Chair

26-14 - Horizontal Continuity

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Horizontal continuity regulations set forth in this Section are intended to relate developments with existing buildings, at street level, in order to maintain visual and functional continuity relating to the following aspects.

### 26-141 - Arcades

Arcades shall be bonusable only where the zoning lot of a development occupies:

(a) the entire street line of a block and when the arcade extends the full length of such street frontage; or

(b) a portion of the street line of a block and the contiguous zoning lot contains an arcade extending the full length of the street frontage, and no walls are existing where the two arcades abut; or where the contiguous zoning lot is vacant. Such arcade shall be located at the same elevation as the existing arcade.

Arcades may be interrupted by a bonusable open space such as a publicly accessible open area.

### 26-142 - Street wall articulation

When any building of a development that is five feet or more in height adjoins a sidewalk, a public plaza or an arcade, at least 25 percent of the total surface area of such walls between curb level and 12 feet above curb level or to the ceiling of the ground floor, whichever is higher, or to the full height of the wall if such wall is less than 12 feet in height, shall be transparent. The lowest point at any point of any transparency that is provided to satisfy the requirements of this Section shall not be higher than four feet above the curb level.

Door or window openings within such walls shall be considered as transparent. Such openings shall have a minimum width of two feet.

In addition, any portion of such building wall, 50 feet or more in width, which contains no transparent element between curb level and 12 feet above curb level or the ceiling of the ground floor, whichever is higher, or to its full height if such wall if less than 12 feet in height, shall be covered with vines or similar planting or contain artwork or be treated so as to provide visual relief. Plantings shall be planted in soil having a depth of not less than 2 feet, 6 inches, and a minimum width of 24 inches. If artwork is being used, approval by the New York City Art Commission shall be obtained prior to the certificate of occupancy being issued for the development.