THE CITY OF NEW YORK
Bill de Blasio, Mayor

CITY PLANNING COMMISSION
Marisa Lago, Chair

23-665 - Additional regulations

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In the districts indicated, for all Quality Housing buildings, the following additional regulations shall apply:

(a) Existing buildings may be vertically enlarged by up to one story or 15 feet without regard to the street wall location requirements of Section 23-661.

(b) On through lots which extend less than 180 feet in maximum depth from street to street, the street wall location requirements of Section 23-661 shall be mandatory along only one street frontage.

(c) The street wall location and minimum base height provisions of Sections 23-661 and 23-662, respectively, shall not apply along any street frontage of a zoning lot occupied by buildings whose street wall heights or widths will remain unaltered.

(d) The minimum base height provisions of Section 23-662 shall not apply to buildings developed or enlarged after February 2, 2011, that do not exceed such minimum base heights, except where such buildings are located on zoning lots with multiple buildings, one or more of which is developed, enlarged or altered after February 2, 2011, to a height exceeding such minimum base heights.

(e) The City Planning Commission may, upon application, authorize modifications in the required street wall location if the Commission finds that existing buildings, or existing open areas serving existing buildings to remain on the zoning lot, would be adversely affected by the location of the street walls in the manner prescribed in Section 23-661.

(f) For any zoning lot located in a Historic District designated by the Landmarks Preservation Commission, the street wall location and minimum base height regulations of Sections 23-661 and 23-662, respectively, or as modified in any applicable Special District, shall be modified as follows:

(1) The minimum base height of a street wall may vary between the height of the street wall of an adjacent building before setback, if such height is lower than the minimum base height required, up to the minimum base height requirements of Section 23-661, or as modified in any applicable Special District.

(2) The maximum base height of a street wall may vary between the height of the street wall of an adjacent building before setback, if such height is higher than the maximum base height allowed, and the maximum base height requirements of this Section, provided that such height not exceed 150 feet and provided such zoning lot is located within the area bounded by West 22nd Street, a line 100 feet west of Fifth Avenue, a line midway between West 16th Street and West 17th Street, and a line 100 feet east of Sixth Avenue.

(3) The location of the street wall of any building may vary between the street wall location requirements of Section 23-661, or as modified in any applicable Special District, and the location of the street wall of an adjacent building fronting on the same street line.

(g) In R9D Districts, where a building on an adjacent zoning lot has dwelling unit windows located within 30 feet of a side lot line of the development or enlargement, an open area extending along the entire length of such side lot line with a minimum width of 15 feet shall be provided. Such open area may be obstructed only by the permitted obstructions set forth in Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents).
For the purposes of applying the street wall location as well as the height and setback provisions of Sections 23-661 and 23-662, respectively, where the Administrative Code establishes restrictions on the location of buildings on lots fronting upon and within 30 feet of Eastern Parkway in Community Districts 8 and 9 in the Borough of Brooklyn, lines drawn 30 feet north of and 30 feet south of, and parallel to, Eastern Parkway shall be considered the northern and southern street lines of Eastern Parkway.

Regulations Applying in Special Situations