23-672 - Special height and setback regulations in R10 Districts within Community District 7, Borough of Manhattan
Within the boundaries of Community District 7 in the Borough of Manhattan, all buildings or other structures located in R10 Districts, except R10A or R10X Districts, utilizing the basic height and setback requirements of Section 23-64 (Basic Height and Setback Requirements), shall also comply with the provisions of this Section.

The front building wall of all buildings on a zoning lot with any frontage on a wide street, shall extend along the entire wide street frontage of the zoning lot without a setback for a height of 125 feet above the curb level or the full height of the building, whichever is less. Above a height of 125 feet, the front building wall may be set back at least 10 feet on a wide street or 15 feet on a narrow street. Above a height of 150 feet, the front building wall shall be set back at least 10 feet. These mandatory front building wall requirements also apply to all buildings along all street lines of narrow streets within 50 feet of their intersection with the street lines of wide streets. For the next 20 feet along the street line of a narrow street, the mandatory front building wall requirements are optional. The height and setback regulations of the underlying district shall apply along street lines, or portions thereof, not subject to the front building wall requirements.

Front wall recesses are permitted above the level of the second story ceiling or 23 feet above curb level, whichever is less, provided that the aggregate width of all recesses at the level of any story does not exceed 50 percent of the width of the front wall. The depth of such recess shall not exceed 10 feet. No front wall recesses are permitted within 20 feet of the intersection of two street lines.

Front wall openings are permitted below the level of the second story ceiling, for entrances only.

The preceding street wall location provisions shall not apply along any street frontage of a zoning lot occupied by existing buildings whose street walls remain unaffected by alterations or enlargements to such existing buildings.

However, the provisions of this Section shall not apply to any building for which the City Planning Commission has granted a special permit pursuant to Section 74-95 (Modifications of Housing Quality Special Permits) nor shall it apply to any building located within the Special Lincoln Square District or within the former West Side Urban Renewal Area, excluding frontages along Central Park West or to the block bounded by Frederick Douglass Circle, Cathedral Parkway, Manhattan Avenue, West 109th Street and Central Park West. On application, the Commission may grant special authorization for minor modifications of the mandatory front wall provisions of this Section involving an enlargement, upon a showing of compelling necessity. Such authorization, however, may in no event include modification of permitted floor area regulations.