



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

87-412 - Transparency requirements in the Core and South Subdistricts

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LAST AMENDED

5/12/2021

In the Core and South Subdistricts, for non-residential uses located at the ground floor level, any portion of a ground floor level street wall that is subject to the floor area requirements of paragraph (b) of Section [87-411](#) (Ground floor uses) shall be glazed in accordance with the transparency requirements for designated retail streets set forth in Section [37-34](#) (Minimum Transparency Requirements), except that:

- (a) in the South Subdistrict, where the ground floor level street wall is occupied by uses in Use Groups 16, 17 or 18, up to 50 percent of the length of such ground floor level street wall may be exempt from such transparency requirements, provided that any street wall width exceeding 50 feet shall provide planting or screening in accordance with the provisions of (a)(1) or (b)(1) of Section [37-362](#) (Mitigation elements) pursuant to the provisions for Type 1 blank walls set forth in Section [37-361](#) (Blank wall thresholds); and
- (b) in flood zones, for buildings utilizing the provisions of Section [64-222](#) (Ground floor use), the provisions for Type 2 blank walls set forth in Section [37-361](#), except that only paragraph (b)(1) of Section [37-362](#) shall apply to such blank wall.

For the purposes of applying the provisions of Section [37-34](#), locations subject to the provisions of paragraph (b) of Section [87-411](#) shall be considered designated retail streets.