Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

115-232 - Street wall location

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LAST AMENDED
10/29/2025

In #Residence Districts#, #Commercial Districts# and M1 Districts paired with a #Residence District#, the underlying #street wall# location provisions shall be modified as follows:

(a) along Jamaica Avenue, the #street wall# location provisions of paragraph (a) of Section 35-631 shall apply;

(b) along all other #zoning lot# frontages, the #street wall# location provisions of paragraph (b) of Section 35-631 shall apply. However, for the portion of a #zoning lot# fronting along 164th Street between Jamaica Avenue and Archer Avenue, or fronting along 92nd Road between 164th Street and 165th Street, such #street wall# location provisions need not apply;

(c) for all Districts, such #street walls# need only extend to a minimum base height of 40 feet; and

(d) along the following #street# frontages, for #developments# with #building# widths exceeding 100 feet, a minimum of 20 percent of the surface area of such #street walls# above the level of the #second story#, or a height of 30 feet, whichever is lower, shall either recess or project a minimum of three feet from the remaining surface of the #street wall#:

(1) Hillside Avenue, between the Van Wyck Expressway and Parsons Boulevard;

(2) Archer Avenue, between the Van Wyck Expressway and Parsons Boulevard;

(3) Sutphin Boulevard, between Hillside Avenue and Liberty Avenue; and

(4) 150th Street, between Hillside Avenue and Liberty Avenue.