Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

Chapter 9 - Special Madison Avenue Preservation District (MP)

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99-00 - GENERAL PURPOSES

LAST AMENDED
12/20/1973

The "Special Madison Avenue Preservation District" as established in this Resolution is designed to promote and protect public health, safety, general welfare and amenity. These general goals include among others, the following specific purposes:

(a) to preserve and protect the unique character and architectural quality of Madison Avenue and its surrounding area;

(b) to preserve and enhance street life by promoting specialty shops at street level;

(c) to introduce amenities relating to the residential character of the area; and

(d) to promote the most desirable use of land in this area and thus to conserve the value of land and buildings and thereby protect the City's tax revenues.

99-01 - Definitions

LAST AMENDED
6/6/2024

For purposes of this Chapter, matter in italics is defined in Sections 12-10, 32-301 or within this Section.

Development

For purposes of this Chapter, a "development" includes the construction of a new #building or other structure# on a #zoning lot#, the relocation of an existing #building# on another #zoning lot#, and an #enlargement#.

Landmark building

A "landmark building" is any #building# designated as a landmark by the Landmarks Preservation Commission, pursuant to procedures set forth in Section 3020 of the New York City Charter and other applicable laws.

Style building

A "style building" is a #building# possessing an architectural style, as described in the Upper East Side Historic District Designation Report prepared by the New York City Landmarks Preservation Commission in 1981.

99-02 - General Provisions

LAST AMENDED
10/7/2021

Except as modified by the express provisions of this Chapter, the regulations of the underlying district remain in effect.

For #transit-adjacent sites# or #qualifying transit improvement sites#, as defined in Section 66-11 (Definitions), in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), the provisions of Article VI, Chapter 6 shall control.

99-10 - SPECIAL USE REGULATIONS

LAST AMENDED
12/5/2024

99-11 - Special Streetscape Regulations

LAST AMENDED
12/5/2024

The underlying #ground floor level# streetscape provisions set forth in Section 32-30 (STREETSCAPE REGULATIONS), inclusive, shall apply, except that #ground floor level# #street frontages# along Madison Avenue shall be considered #Tier C street frontages# and the provisions set forth in paragraph (d) of Section 32-33 (Regulations for Tier C Street Frontages) shall apply regardless of the underlying zoning district.

99-12 - Modifications of use regulations for a community facility

LAST AMENDED
12/5/2024

The regulations of Section 99-11 (Special Streetscape Regulations) may be modified for a #comunity facility# provided the City Planning Commission certifies that the treatment of the facade preserves and enhances street life on Madison Avenue compatible with the character of the surrounding area.

99-20 - SPECIAL BULK REGULATIONS

LAST AMENDED
12/5/2024

99-21 - Special Floor Area Regulations

LAST AMENDED
12/5/2024

The underlying #floor area# regulations shall apply except as modified in this Section.

For #developments# or #enlargements# on #qualifying transit improvement sites#, a #floor area# bonus for #mass transit station# improvements may be granted by the City Planning Commission pursuant to the provisions of Section 66-51 (Additional Floor Area for Mass Transit Station Improvements). For the purposes of this paragraph, defined terms additionally include those in Section 66-11 (Definitions). No other #floor area# bonuses shall be permitted.

99-22 - Special Height and Setback Regulations

LAST AMENDED
12/5/2024

The underlying height and setback regulations applicable to a C5-1A District shall apply except as modified in this Section. The #street wall# location provisions of paragraph (a) of Section 35-631 shall apply to all #street# frontages. For #zoning lots# that do not contain #qualifying affordable housing# or #qualifying senior housing#, the gross area of each #story# located completely above a height of 170 feet shall not exceed 80 percent of the gross area of the #story# directly below it.

99-23 - Authorization to Waive Midblock Transition Portion Height Limitation

LAST AMENDED
12/5/2024

For a #zoning lot# in the Upper East Side Historic District, which #zoning lot# also contains a #landmark building# or #style building# to be preserved or, where a #zoning lot# is not located in the Upper East Side Historic District and the #zoning lot# contains a #building# to be preserved which the Landmarks Preservation Commission has designated as a landmark or certifies in a report by the staff or the Commission to be comparable to a #style building#, the City Planning Commission may authorize the waiver of the maximum #building# height requirements of Section 99-22 (Special Height and Setback Regulations) provided the City Planning Commission finds that:

(a) the #development# or #enlargement# complies with the goals and purposes of the #Special Madison Avenue Preservation District#, as specified in Section 99-00 (GENERAL PURPOSES);

(b) the #development# or #enlargement# will not alter either the character of the neighborhood or the character sought to be achieved by the Special District;

(c) the #development# or #enlargement# will have a harmonious relationship with the #building# to be preserved; and

(d) the Landmarks Preservation Commission reports that a program for continued maintenance of the #building# to be preserved has been established.

99-30 - OFF-STREET PARKING REGULATIONS

LAST AMENDED
12/5/2024

Within the portion of the #Special Madison Avenue District# located within the #Manhattan Core#, the provisions of Article I, Chapter 3 (Comprehensive Off-street Parking and Loading Regulations in the Manhattan Core), inclusive, shall apply. For all other portions of the #Special Madison Avenue District#, the provisions of this Section shall apply.

Where #accessory# off-street parking is provided, in no case shall curb cuts for vehicular access be located on Madison Avenue or on a #street# within 50 feet of its intersection with the #street line# of Madison Avenue. No off-site #accessory# off-street parking facilities for any #use# shall be permitted within the Special District.