



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

43-47 - Modification of Height and Setback Regulations

File generated by <https://zr.planning.nyc.gov> on 7/16/2025

43-47 - Modification of Height and Setback Regulations

LAST AMENDED

6/6/2024

- (a) For #zoning lots# adjoining #public parks#

M1 M2 M3

In all districts, as indicated, a #public park# with an area of between one and 15 acres shall be considered a #wide street# for the purpose of applying the height and setback regulations as set forth in Section [43-43](#) (Maximum Height of Front Wall and Required Front Setbacks) to any #building or other structure# on a #zoning lot# adjoining such #public park#. However, the provisions of this Section shall not apply to a #public park# more than 75 percent of which is paved.

- (b) For #zoning lots# containing certain #community facility uses#

M1

In the district indicated, for certain #community facility# #uses# in specified situations, the Board of Standards and Appeals may modify the regulations set forth in Sections [43-41](#) to [43-45](#), inclusive, relating to Height and Setback Regulations, in accordance with the provisions of Section [73-64](#) (Modifications for Community Facility Uses).