



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# 24-54 - Tower Regulations

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## 24-54 - Tower Regulations

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LAST AMENDED

12/5/2024

R7-2 R7-3 R8 R9 R10 R11 R12

- (a) In the districts indicated without a letter suffix, any portion or portions of #buildings# which in the aggregate occupy not more than 40 percent of the #lot area# of a #zoning lot# or, for #zoning lots# of less than 20,000 square feet, the percentage set forth in the table in this Section, may penetrate an established #sky exposure plane# in accordance with the provisions of this Section. (Such portion of a #building# that penetrates a #sky exposure plane# is hereinafter referred to as a tower.)

### LOT COVERAGE OF TOWERS ON SMALL ZONING LOTS

| Area of #Zoning Lot#<br>(in square feet) | Maximum Percent of #Lot<br>Coverage# |
|--|--------------------------------------|
| 10,500 or less                           | 50                                   |
| 10,501 to 11,500                         | 49                                   |
| 11,501 to 12,500                         | 48                                   |
| 12,501 to 13,500                         | 47                                   |
| 13,501 to 14,500                         | 46                                   |
| 14,501 to 15,500                         | 45                                   |
| 15,501 to 16,500                         | 44                                   |
| 16,501 to 17,500                         | 43                                   |
| 17,501 to 18,500                         | 42                                   |
| 18,501 to 19,999                         | 41                                   |

#Buildings# #developed# or #enlarged# with towers shall comply with either tower-on-a-base regulations or standard tower regulations as follows:

- (1) Applicability of tower-on-a-base regulations

The tower-on-a-base regulations of Section [23-442](#) (Special provisions for certain community districts) shall apply in R9 and R10 Districts to any such #building# that:

- (i) is located on a #zoning lot# that fronts upon a #wide street# and is either within 125 feet from such #wide street# frontage along the short dimension of the #block# or within 100 feet from such #wide street# frontage along the long dimension of the #block#; and
- (ii) contains more than 25 percent of its total #floor area# in #residential use#.

If a portion of such #building# is #developed# or #enlarged# as a #tower# the entire #zoning lot# shall comply with the provisions of Section [23-442](#).

(2) Applicability of standard tower regulations

- (i) In R7-2, R7-3 and R8 Districts, the standard tower regulations of Section [23-435](#) shall apply only to #buildings# #developed# or #enlarged# as towers, where such towers are comprised, at every level, of only #community facility# #uses#.
- (ii) In R9 and R10 Districts, the standard tower regulations of Section [23-652](#) shall apply to any #building# #developed# or #enlarged# as a tower that does not meet the location and #floor area# criteria of paragraph (a)(1) of this Section.

(b) Inapplicability of tower regulations

R7-2 R7-3 R8 R9 R10 R11 R12

In the districts indicated, the provisions of this Section shall not apply to any #development# or #enlargement# located wholly or partly in a #Residence District# that is within 100 feet of a #public park# with an area of one acre or more, or a #street line# opposite such a #public park#.