



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

23-441 - Special tower provisions

File generated by <https://zr.planning.nyc.gov> on 4/30/2026

23-441 - Special tower provisions

LAST AMENDED

12/5/2024

The tower provisions of Section [23-435](#) shall be modified in certain areas, as follows:

- (a) In R9D and R10X Districts, the minimum #lot coverage# of a tower above the maximum base height shall be 33 percent of the #lot area# of the #zoning lot#. However, any #story# located within the highest 15 percent of the tower may cover less than 33 percent of the #lot area# of a #zoning lot# provided that the gross area of any such #story# does not exceed 90 percent of the gross area of that #story# located directly below the highest 15 percent of the tower.
- (b) In R9 or R10 districts without a letter suffix, the following tower-on-a-base provisions shall apply to #buildings# where:
 - (1) more than 25 percent of the #floor area# is #residential#; and
 - (2) such #building# 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 a block# or within 100 feet from such #wide street# frontage along the long dimension of the #block#.

The minimum #lot coverage# of a tower above the maximum base height shall be 30 percent of the #lot area# of the #zoning lot#. However, any #story# located within the highest 15 percent of the tower may cover less than 30 percent of the #lot area# of a #zoning lot# provided that

the gross area of any such #story# does not exceed 90 percent of the gross area of that #story# located directly below the highest 15 percent of the tower.

At least 55 percent of the total #floor area# permitted on the #zoning lot# shall be located in #stories# located either partially or entirely below a height of 150 feet. When the #lot coverage# of the tower portion is less than 40 percent, the required 55 percent of the total #floor area# distribution, within a height of 150 feet, shall be increased in accordance with the following requirement:

| Percent of #lot coverage# of the tower portion | Minimum percent of total #building# #floor area# distribution below the level of 150 feet |
|---|--|
| 40.0 or greater | 55.0 |
| 39.0 to 39.9 | 55.5 |
| 38.0 to 38.9 | 56.0 |
| 37.0 to 37.9 | 56.5 |
| 36.0 to 36.9 | 57.0 |
| 35.0 to 35.9 | 57.5 |
| 34.0 to 34.9 | 58.0 |
| 33.0 to 33.9 | 58.5 |

| | |
|--------------|------|
| 32.0 to 32.9 | 59.0 |
| 31.0 to 31.9 | 59.5 |
| 30.0 to 30.9 | 60.0 |

For the purposes of determining the permitted tower coverage and the required minimum distance between #buildings# or portions thereof, that portion of a #zoning lot# located within 125 feet from the #wide street# frontage along the short dimension of a #block# shall be treated as if it were a separate #zoning lot#.

No tower or portion thereof shall be located on a #narrow street# at a distance that is more than 100 feet from the intersection with a #wide street#.

- (c) No towers shall be permitted on any #building# 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#.