



## **Zoning Resolution**

**THE CITY OF NEW YORK**  
**Zohran K. Mamdani, Mayor**

**CITY PLANNING COMMISSION**  
**Sideya Sherman, Chair**

# **23-432 - Height and setback requirements**

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## 23-432 - Height and setback requirements

LAST AMENDED

12/5/2024

R6 R7 R8 R9 R10 R11 R12

In the districts indicated, the minimum base height, maximum base height, and maximum #building# height shall be as set forth in the following table. Separate maximum base heights and maximum #building# heights are set forth for #zoning lots# containing standard #residences# and #zoning lots# containing #qualifying affordable housing# or #qualifying senior housing#.

For portions of a #building# #street wall# that exceed the maximum base height, a setback shall be provided at a height not lower than the minimum base height or higher than the maximum base height in accordance with Section 23-433.

### MINIMUM BASE HEIGHT, MAXIMUM BASE HEIGHT, AND MAXIMUM BUILDING HEIGHTS

| District                 | Minimum base height (in feet) | Standard #residences#         |   | #Qualifying affordable housing#<br>#qualifying senior housing# |   |
|--------------------------|-------------------------------|-------------------------------|---|--|---|
|                          |                               | Maximum base height (in feet) | Maximum height of #buildings or other structures# (in feet) | Maximum base height (in feet)                                  | Maximum height of #buildings or other structures# (in feet) |
| R6A R6 <sup>1</sup> R6-1 | 40                            | 65                            | 75  | 65   |   |

|                                  |    |     |     |     |
|----------------------------------|----|-----|-----|-----|
| R6 <sup>2</sup>                  | 30 | 45  | 55  | 65  |
| R6B                              | 30 | 45  | 55  | 45  |
| R6D R6-2                         | 30 | 45  | 65  | 55  |
| R7A R7-11 R7-21                  | 40 | 75  | 85  | 85  |
| R7-12 R7-22                      | 40 | 65  | 75  | 85  |
| R7B                              | 40 | 65  | 75  | 65  |
| R7D                              | 60 | 85  | 105 | 95  |
| R7X R7-3                         | 60 | 95  | 125 | 105 |
| R8A                              | 60 | 95  | 125 | 105 |
| R8B                              | 55 | 65  | 75  | 85  |
| R8X                              | 60 | 95  | 155 | 105 |
| R8 <sup>2</sup>                  | 60 | 85  | 115 | 105 |
| R8 <sup>1</sup>                  | 60 | 95  | 135 | 105 |
| R8 <sup>3</sup>                  | 60 | 95  | 135 | 125 |
| R9A <sup>1</sup> R9 <sup>1</sup> | 60 | 105 | 145 | 135 |
| R9A <sup>2</sup> R9 <sup>2</sup> | 60 | 95  | 135 | 135 |

|  |     |     |     |     |
|--|-----|-----|-----|-----|
| R9D R9-1   | 60  | 125 | 175 | 155 |
| R9X <sup>1</sup>                                     | 105 | 125 | 175 | 155 |
| R9X <sup>2</sup>                                     | 60  | 125 | 165 | 155 |
| R10X <sup>1</sup> R10 <sup>1</sup>                   | 60  | 155 | 215 | 155 |
| R10A <sup>1</sup>                                    | 125 | 155 | 215 | 155 |
| R10A <sup>2</sup> R10X <sup>2</sup> R10 <sup>2</sup> | 60  | 125 | 185 | 155 |
| R11A <sup>1</sup>                                    | 125 | 155 | 255 | 155 |
| R11A <sup>2</sup> R11                                | 60  | 155 | 255 | 155 |
| R12  | 60  | 155 | 325 | 155 |

1 For #zoning lots# or portions thereof within 100 feet of a #wide street#

2 For #zoning lots# or portions thereof on a #narrow street# beyond 100 feet of a #wide street# or, for #zoning lots# with only #wide street# frontage, portions of such #zoning lot# beyond 100 feet of the #street line#

3 Outside of #Mandatory Inclusionary Housing areas#, for #zoning lots#, or portions thereof, located within 100 feet of a #wide street#, containing #UAP developments# or #qualifying senior housing#