



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, 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# or #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 ¹ R6-1 | 40 | 65 | 75 | 65 | 95 |
| R6 ² | 30 | 45 | 55 | 65 | 85 |
| R6B | 30 | 45 | 55 | 45 | 65 |
| R6D R6-2 | 30 | 45 | 65 | 55 | 75 |
| R7A R7-1 ¹ R7-2 ¹ | 40 | 75 | 85 | 85 | 115 |
| R7-1 ² R7-2 ² | 40 | 65 | 75 | 85 | 105 |
| R7B | 40 | 65 | 75 | 65 | 95 |

| | | | | | |
|---|-----|-----|-----|-----|-----|
| R7D | 60 | 85 | 105 | 95 | 125 |
| R7X R7-3 | 60 | 95 | 125 | 105 | 145 |
| R8A | 60 | 95 | 125 | 105 | 145 |
| R8B | 55 | 65 | 75 | 85 | 95 |
| R8X | 60 | 95 | 155 | 105 | 175 |
| R8 ² | 60 | 85 | 115 | 105 | 145 |
| R8 ¹ | 60 | 95 | 135 | 105 | 145 |
| R8 ³ | 60 | 95 | 135 | 125 | 175 |
| R9A ¹ R9 ¹ | 60 | 105 | 145 | 135 | 185 |
| R9A ² R9 ² | 60 | 95 | 135 | 135 | 185 |
| R9D R9-1 | 60 | 125 | 175 | 155 | 215 |
| R9X ¹ | 105 | 125 | 175 | 155 | 215 |
| R9X ² | 60 | 125 | 165 | 155 | 215 |
| R10X ¹ R10 ¹ | 60 | 155 | 215 | 155 | 235 |
| R10A ¹ | 125 | 155 | 215 | 155 | 235 |
| R10A ² R10X ² R10 ² | 60 | 125 | 185 | 155 | 235 |
| R11A ¹ | 125 | 155 | 255 | 155 | 325 |
| R11A ² R11 | 60 | 155 | 255 | 155 | 325 |
| R12 | 60 | 155 | 325 | 155 | 395 |

- 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#