



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

23-434 - Height and setback modifications for eligible sites

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LAST AMENDED

12/5/2024

R6 R7 R8 R9 R10 R11 R12

In the districts indicated, without a letter suffix, for #zoning lots# that meet the criteria of paragraph (a) of this Section, the height and setback modifications set forth in paragraph (b) may be applied.

(a) Eligible sites

The provisions of this Section shall apply to:

- (1) #zoning lots# with a #transportation-infrastructure-adjacent frontage#;
- (2) #zoning lots# where one of the following irregularities exists on December 5, 2024 and the date of application for a building permit:
 - (i) an #interior lot#, or portions thereof, has a depth that is less than 85 feet, or a #through lot#, or portion thereof, has a depth that is less than 170 feet;
 - (ii) an #interior lot#, or portions thereof, has a depth that is greater than or equal to 115 feet, or a #through lot#, or portion thereof, has a depth that is greater than or equal to 230 feet;
 - (iii) #corner lots# or other #zoning lots# with multiple #front lot lines# where the angle between two #front lot lines# is greater than or less than 15 degrees of being perpendicular;
 - (iv) #through lots# or other #zoning lots# with multiple #front lot lines# where the angle between two #front lot lines# is greater than or less than 15 degrees of being parallel;
 - (v) #zoning lots# where, over the depth of the lot, as measured perpendicular from the #front lot line#, there is a slope of at least 15 percent to the horizontal; or
- (3) #zoning lots# that have a #lot area# of at least 20,000 square feet or occupy an entire #block#.

However, for #zoning lots# with a #lot area# of 30,000 square feet or more with existing #buildings#, eligible portions of the #zoning lot# for #developments# or #enlargements#:

- (i) shall not include open space with amenities used for recreational purposes, such as play equipment, court game facilities, ball fields or fixed tables and chairs, unless such space is replaced in kind and size on the same #zoning lot#; and
- (ii) shall be located, partially or entirely, within 100 feet of a #street line#.

(b) Modified height and setback provisions

For eligible #zoning lots#, the maximum permitted #building# height may be modified as follows:

MAXIMUM BUILDING HEIGHT FOR ELIGIBLE SITES

District	Maximum height of #buildings or other structures# (in feet)
R6-2	95
R6 R6-1	125
R7-1 R7-2	155
R7-3	185
R8	215
R8 ¹	255
R9	285
R9-1	315
R10	355
R11	405
R12	495

¹ for #UAP developments# or #qualifying senior housing# on #zoning lots#, or portions thereof, within 100 feet of a #wide street#

Notwithstanding the above, where either a single #zoning lot# or two or more #zoning lots# under single fee ownership or alternate ownership arrangements that are contiguous or would be contiguous but for their separation by a #street#, have a #lot area# of at least 40,000 square feet, and where either the height at roof level of an existing #building#, or ornamental features in an existing non-#residential# #building or other structure#, meet or exceed the maximum heights set forth in such table, the maximum heights may be increased by 25 percent, or the height of such roof level or ornamental feature, whichever is lower.