



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

77-29 - Tower Regulations

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LAST AMENDED

2/2/2011

If 50 percent or more of a #zoning lot# is located within a district to which the provisions of Sections [23-65](#), [24-54](#), [33-45](#) or [43-45](#) (Tower Regulations) apply, and the remaining portion of the #zoning lot# is within a district to which such provisions do not apply, any #building# or portion thereof which, in the aggregate, occupies not more than 40 percent or, on small lots, the percentage set forth in Sections [23-65](#), [24-54](#), [33-454](#) or [43-451](#) (Towers on small lots) of the #lot area# of the entire #zoning lot# (which #building# or portion thereof is hereinafter referred to as a tower) may penetrate any applicable established #sky exposure plane#, provided that such tower shall comply with the applicable setback requirements or restrictions on aggregate area that may be occupied within 50 feet of a #narrow street# or 40 feet of a #wide street#, as set forth in Sections [23-65](#), [24-54](#), [33-45](#) or [43-45](#).

If 50 percent or more of a #zoning lot# is located in a district in which the provisions of Sections [33-455](#) (Alternate regulations for towers on lots bounded by two or more streets), [33-456](#) (Alternate setback regulations on lots bounded by two or more streets) or [33-457](#) (Tower setbacks on narrow blocks) apply, and the remaining portion of the #zoning lot# is within a district in which such provisions do not apply, any #building# or any tower that occupies not more than the applicable percent of the #lot area# of a #zoning lot# as set forth in Section [33-455](#) or [33-456](#) and which complies with the applicable setback requirements as set forth in Sections [33-455](#), [33-456](#) or [33-457](#), may penetrate any applicable established #sky exposure plane#.

Subject to the requirements set forth hereinbefore and those specified in Sections [77-22](#) (Floor Area Ratio) and [77-23](#) (Open Space Ratio), such tower may be located anywhere on such #zoning lot#.