Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

77-29 - Tower Regulations

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LAST AMENDED
12/5/2024

If 50 percent or more of a #zoning lot# is located within a district to which the provisions of Sections 23-435, 23-737, 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, a tower, which, in the aggregate, occupies not more than the percentage of the #lot area# permitted for the particular district in which the tower is permitted, may be applied to the #lot area# of the entire #zoning lot#. Such tower may penetrate any applicable established #sky exposure plane#, or maximum base height, as applicable, provided that such tower shall comply with the applicable setback requirements or restrictions on aggregate area that may be occupied.

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#.