



## **Zoning Resolution**

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

**CITY PLANNING COMMISSION**  
**Daniel R. Garodnick, Chair**

# **97-432 - Height and setback regulations in the Core Subdistrict and in areas outside of a subdistrict**

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## **97-432 - Height and setback regulations in the Core Subdistrict and in areas outside of a subdistrict**

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LAST AMENDED

12/5/2024

**(a) Street wall location**

In all #Commercial Districts# within the Core Subdistrict and areas outside of a subdistrict, along 125th Street, the #street wall# location provisions of paragraph (a) of Section [35-631](#) shall apply. Along all other #streets# the #street wall# location provisions of paragraph (b) of Section [35-631](#) shall apply.

**(b) Maximum height of building and setback**

**(1) Basic regulations**

Within the Core Subdistrict, the minimum and maximum base height of the #street wall# and the maximum height of a #building or other structure# shall be as set forth in the following table:

| <b>MINIMUM BASE HEIGHT, MAXIMUM BASE HEIGHT AND MAXIMUM BUILDING HEIGHT</b> |  |  |
|---|--|--|
|---|--|--|

| District | #Street Wall# Height (in feet) |   | Maximum Height of #Building or Other Structure# inside Core Subdistrict (in feet) |
|----------|--------------------------------|---|---|
|          | Minimum Base Height            | Maximum Base Height inside Core Subdistrict |   |
| C4-7     | 60                             | 85  | 19  |
| C6-3     | 60                             | 85  | 16  |

All portions of #buildings or other structures# that exceed a height of 85 feet in C4-7 and C6-3 Districts shall provide a setback in accordance with the provisions of Section 23-433.

(2) Special regulations for certain C4-7 Districts

- (i) For the area located within 50 feet of the 126th Street frontage and between 200 feet east of Adam Clayton Powell Boulevard and 150 feet west of Lenox Avenue/Malcolm X Boulevard, the height of any portion of a #building or other structure# shall be limited to 80 feet.
- (ii) For #zoning lots# bounded by 125th Street, Park Avenue and 124th Street, the maximum height of a #building or other structure# shall be 330 feet.
- (iii) For Lots 1 and 7501 on Block 1910, the requirements of City Environmental Quality Review (CEQR) Environmental Designation Number (E-102) have been modified, as set forth in the Technical Memorandum to the Final Environmental Impact Statement for CEQR Number 07DCP030M, dated July 18, 2008.

(3) Special regulations for C6-3 Districts

In C6-3 Districts, the maximum length of any #story# located above a height of 85 feet shall not exceed 150 feet. Such length shall be measured by inscribing within a rectangle the outermost walls at the level of each #story# entirely above a height of 85 feet. No side of such rectangle shall exceed a width of 150 feet.

(c) Maximum height of building and setback in areas outside of a subdistrict

Except as otherwise set forth in paragraph (b)(2) above, in areas outside of a subdistrict, the following minimum and maximum base height of the #street wall# and the maximum height of a #building or other structure# shall be applied:

- (1) in C4-7 Districts, the height and setback regulations applicable to an R10A District shall apply; and
- (2) in C6-3 Districts, the height and setback regulations applicable to an R9A District shall apply.