Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

82-32 - Height and Setback Regulations

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82-32 - Height and Setback Regulations

LAST AMENDED
12/5/2024

Within the Special District, all #buildings# shall be subject to the height and setback regulations of Section 35-63 (Height and Setback Requirements in Commercial Districts with R6 Through R12 Equivalency), except as follows:

(a) for any portion of a building that qualifies as a "tower", the provisions of Section 82-321 (Special tower coverage and setback regulations) shall apply;

(b) #street wall# provisions shall be modified in Section 82-322 (Street walls along certain street lines);

(c) permitted obstructions above a required setback shall be modified pursuant to the provisions of Section 82-323 (Permitted obstructions within required setback areas); and

(d) special height limitations at certain locations shall apply, pursuant to the provisions of Section 82-324 (Special height limitations).

82-321 - Special tower coverage and setback regulations

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12/5/2024

The requirements set forth in Section 23-435 (Tower regulations) for any #building#, or portion thereof, that qualifies as a "tower" shall apply, except as modified in this Section.

(a) At any level at or above a height of 85 feet above #curb level#, a tower shall occupy in the aggregate not less than 30 percent of the #lot area# of a #zoning lot#. However, any #story# located within the highest 15 percent of the tower may cover less than 30 percent of the #lot area# of a #zoning lot# provided that the gross area of any such #story# does not exceed 90 percent of the gross area of that #story# directly below the highest 15 percent of the tower.

(b) At all levels at or above a height of 85 feet from #curb level#, the minimum required setback of the #street wall# of a tower shall be at least 15 feet from the #street line# of Broadway or Columbus Avenue, and at least 20 feet on a #narrow street#.

(c) At least 60 percent of the total #floor area# permitted on a #zoning lot# shall be within #stories# located partially or entirely below a height of 150 feet from #curb level#.

For the purposes of determining allowable #floor area#, where a #zoning lot# has a mandatory 85 foot high #street wall# requirement along Broadway, the portion of the #zoning lot# located within 50 feet of Broadway shall not be included in #lot area# unless such portion contains or will contain a #building# with a wall at least 85 feet high coincident with the entire #street line# of Broadway.

For the purposes of determining the permitted tower coverage in Block 3, as indicated on the District Plan in Appendix A of this Chapter, that portion of a #zoning lot# located within 100 feet of the west #street line# of Central Park West shall be treated as if it were a separate #zoning lot# and the tower regulations shall not apply to such portion.

82-322 - Street walls along certain street lines

(a) On a #zoning lot# with a #front lot line# along Broadway or Columbus Avenue as indicated on the District Plan in Appendix A of this Chapter, the #street wall# location provisions of paragraph (a) of Section 35-631 shall apply and except that the #street wall# shall rise without setback to a height of 85 feet above #curb level#.

Such #street wall# shall extend on a #narrow street# to a distance of not less than 50 feet from its intersection with the #street line# of Broadway or Columbus Avenue and shall include a 20 foot setback at a height of 85 feet above #curb level#.

(b) On a #zoning lot# in Block 1, as indicated on the District Plan in Appendix A of this Chapter, the #street wall# location provisions of paragraph (a) of Section 35-631 shall apply to the designated frontages, except that:

(1) the #street wall# located on the south side of West 63rd Street shall rise vertically without setback to the full height of the #building# except for the top four floors or 40 feet, whichever is less; and

(2) the #street wall# shall extend along Columbus Avenue and/or Broadway for no more than one-half of the length of the total #block# front. The #street wall# located on the remaining #block# front on Broadway shall rise to a height of 85 feet above #curb level# and then set back 20 feet.

(c) On a #zoning lot# in Block 2, as indicated on the District Plan the #street wall# location provisions of paragraph (a) of Section 35-631 shall apply, except that:

(1) the #street wall# located on the north side of West 66th Street shall rise vertically without setback to the full height of the #building# except for the top four floors or 40 feet, whichever is less; and

(2) the #street wall# shall extend on Broadway and/or Columbus Avenue for no more than one-half of the length of the total #block# front. The #street wall# located on the remaining #block# front on Broadway shall rise to a height of 85 feet above #curb level# and then set back 20 feet.

(d) On a #zoning lot# in Block 3, as indicated on the District Plan, the #street wall# location provisions of paragraph (a) of Section 35-631 shall apply, except that for purposes of applying the base heights the #street wall# shall extend to the base heights outlined in an R10A District.

(e) Recessed fenestration and special architectural expression lines in the #street wall# are required per articulation allowances of paragraph (d) of Section 23-431 or Section 35-631.

In addition, along the #street lines# of Broadway, West 63rd Street and West 66th Street within Blocks 1 and 2, the #street wall# shall provide, at a height of 20 feet above #curb level#, an architectural expression line consisting of a minimum six inch recess or projection, for a minimum height of one foot and maximum height of two feet.

82-323 - Permitted obstructions within required setback areas

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12/5/2024

Above a height of 85 feet above #curb level#, a dormer shall be allowed as a permitted obstruction pursuant to paragraph (b) of Section 23-413 (Permitted obstruction in certain districts) provided that, along a #wide street#, or on a #narrow street# within 50 feet of a #wide street# the #building# shall contain special architectural expression lines at a height of 85 feet above #curb level#.

82-324 - Special height limitations

LAST AMENDED
12/5/2024

On Block 1 or 2, as indicated on the District Plan in Appendix A of this Chapter, the maximum height of a #building or other structure# shall not exceed 275 feet above #curb level#, except that the maximum #building# heights may be increased by 15 percent, provided that the gross area of any such #story# located above the maximum #building# height does not exceed 90 percent of the gross area of that #story# directly below the highest 15 percent of the #building#.

The underlying allowances for permitted obstructions above such maximum height limit shall apply.