

Zoning Resolution

THE CITY OF NEW YORK

CITY PLANNING COMMISSION

Eric Adams, Mayor

Daniel R. Garodnick, Chair

81-662 - Daylight compensation modifications for qualifying sites

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81-662 - Daylight compensation modifications for qualifying sites

LAST AMENDED 8/9/2017

For #buildings# on #qualifying sites# in the East Midtown Subdistrict using the daylight compensation method of height and setback regulations, the provisions of Section 81-26 (Height and Setback Regulations – Daylight Compensation) are modified as follows:

- (a) for the purposes of determining permitted #encroachments# and #compensating recesses# pursuant to Section <u>81-264</u>
 (Encroachments and compensating recesses):
 - (1) no #compensating recess# shall be required for the #encroachment# of that portion of the #building# below a height of 150 feet, as measured from #curb level#;
 - (2) #compensating recesses# provided for #encroachments#, or portions thereof, above a height of 400 feet, as measured from #curb level#, need not comply with the provisions of paragraph (c)(1) of Section 81-264. In lieu thereof, for any portion of the #building# located above a height of 400 feet, the amount of #compensating recess# required for any particular level of the #building# shall be equal to the amount of #encroachment# provided at such level. The remaining provisions of paragraph (c) of Section 81-264 shall continue to apply to such #compensating recess#; and
 - (3) for #buildings# on #qualifying sites# with frontage along the easterly side of Vanderbilt Avenue, the full width of Vanderbilt Avenue may be considered part of the #zoning lot# for the purposes of determining permitted #encroachments# and #compensating recesses#. Such modified #zoning lot# shall be constructed by shifting the westerly boundary of the #zoning lot# to the westerly #street line# of Vanderbilt Avenue, and by prolonging the #street lines# of #narrow streets# to such new westerly boundary. The Vanderbilt Avenue portion of such modified #zoning lot# may be considered a #compensating recess# for encroachments along such #building's# #narrow street# #street frontage zone#, provided that any portion of the #building# fronting along Vanderbilt Avenue above a height of 100 feet, as measured from #curb level#, is set back a minimum 15 feet from the Vanderbilt Avenue #street line#, and further provided that the #street frontage zone# calculation along Park Avenue shall not include Vanderbilt Avenue;
- (b) for the purposes of determining the permitted length of #encroachments# pursuant to Section <u>81-265</u> (Encroachment limitations by length and height rules) the minimum length of recess required by Formula 2 in paragraph (c) of Section <u>81-265</u> shall be modified to 20 percent of the length of the #front lot line#; and
- (c) for #buildings# on #qualifying sites# with frontage along Park Avenue, as an alternative to the setback requirements of Table A, B or C in paragraph (b) of Section 81-263 (Standard setback requirements), the Park Avenue wall of such #building# shall be set back behind the applicable #setback line# to the depth of the #setback line# required at that particular height, in accordance with the applicable requirements of the table in this Section.

SETBACK REQUIREMENTS ON STREETS AT LEAST 140 FEET WIDE

Depth of #Setback Line# from #Street Line# at Stated Heights above #Curb Level#.

Height	Depth of #Setback Line#
(ft)	(ft)

210	0.00
220	1.00
230	2.50
240	4.25
250	5.50
260	7.0
270	8.75
280	10.00
290	11.25
300	12.75
310	14.25
320	15.25
330	16.25
340	17.50
350	18.75
360	19.75
370	21.00
380	21.75
390	23.00

400 23.75 410 25.00 420 25.75 430 26.75 440 27.50 450 28.50 460 29.25 470 29.75 480 30.50 500 32.00 510 33.00 520 33.50 530 34.50 540 35.00 550 35.50 560 36.00 570 37.00 580 37.50	T	
420 25.75 430 26.75 440 27.50 450 28.50 460 29.25 470 29.75 480 30.50 500 32.00 510 33.00 520 33.50 530 34.50 540 35.00 550 35.50 560 36.00 570 37.00	400	23.75
430 26.75 440 27.50 450 28.50 460 29.25 470 29.75 480 30.50 490 31.50 500 32.00 510 33.00 520 33.50 530 34.50 540 35.00 550 35.50 560 36.00 570 37.00	410	25.00
440 27.50 450 28.50 460 29.25 470 29.75 480 30.50 490 31.50 500 32.00 510 33.00 520 33.50 540 35.00 550 35.50 560 36.00 570 37.00	420	25.75
450 28.50 460 29.25 470 29.75 480 30.50 490 31.50 500 32.00 510 33.00 520 33.50 530 34.50 540 35.00 550 35.50 560 36.00 570 37.00	430	26.75
460 29.25 470 29.75 480 30.50 490 31.50 500 32.00 510 33.00 520 33.50 530 34.50 540 35.00 550 35.50 560 36.00 570 37.00	440	27.50
470 29.75 480 30.50 490 31.50 500 32.00 510 33.00 520 33.50 530 34.50 540 35.00 550 35.50 560 36.00 570 37.00	450	28.50
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510 33.00 520 33.50 530 34.50 540 35.00 550 35.50 560 36.00 570 37.00	490	31.50
520 33.50 530 34.50 540 35.00 550 35.50 560 36.00 570 37.00	500	32.00
530 34.50 540 35.00 550 35.50 560 36.00 570 37.00	510	33.00
540 35.00 550 35.50 560 36.00 570 37.00	520	33.50
550 35.50 560 36.00 570 37.00	530	34.50
560 36.00 570 37.00	540	35.00
570 37.00	550	35.50
	560	36.00
580 37.50	570	37.00
	580	37.50

590	38.00
600	38.50
610	39.00
620	39.75
630	40.25
640	41.00
650	41.50
660	41.75
670	42.25
680	43.00
690	43.50
700	43.75
710	44.25
Above 710	For every 10 feet of height above 710 feet, the depth shall increase by one foot