Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

142-44 - Height and Setback for Shoreline Adjacent Lots in Subarea A3

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LAST AMENDED
12/5/2024

In Subarea A3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #shoreline adjacent lots#, the height and setback regulations of this Section shall apply:

(a) Base along West 207th Street and Ninth Avenue

Along the West 207th Street and Ninth Avenue frontages, the #street wall# location provisions of paragraph (b) of Section 35-631 shall apply except that the #street wall# shall extend up to a minimum base height of 60 feet, or the height of the #building#, whichever is less, and a maximum base height of 105 feet. The boundary of any easement required for a #street# or sidewalk widening pursuant to Section 142-64 shall be considered the #street line# for the purpose of this Section.

At a height not lower than the minimum base height nor higher than the maximum base height, a setback with a minimum depth of 10 feet shall be provided from the #street wall# of the base. Such setbacks may be modified in accordance with the provisions of Section 23-433.

(b) Within 50 feet of the #shoreline#

Within 50 feet of the #shoreline#, the maximum #building# height shall be 85 feet.

(c) Within 30 feet of former West 208th Street

Within 30 feet of Former West 208th Street, as shown on Map 1 in the Appendix to this Chapter, the height of a #building# along 30 percent of the length of a #zoning lot#, as measured along the former extent of West 208th Street, shall not exceed 30 feet, and the height of the remaining 70 percent may rise to a maximum height of 85 feet.

(d) Maximum transition height

Within the portion of the #zoning lot# that is beyond 100 feet of West 207th Street, after the required setback, #buildings# may rise to a maximum transition height of 145 feet. No towers shall be permitted above such maximum transition height.

Within the portion of the #zoning lot# that is within 100 feet of West 207th Street, after the required setback, #buildings# may rise to a maximum transition height of 175 feet. Any portion of a #building# that exceeds such maximum transition height shall be considered a tower and subject to the provisions of paragraph (e) of this Section.

(e) Tower regulations

Any portion of a #building# that exceeds the maximum transition height shall be subject to the following tower provisions:

(1) the gross area of any #story# shall not exceed 10,000 square feet, except that any dormers provided within the setback area shall not be included in such gross area;

(2) the gross area of any #story# located above 255 feet shall not exceed 90 percent of the gross area of that #story# located directly below a height of 255 feet; and

(3) the maximum height of such tower shall not exceed 295 feet.