Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

142-49 - Height and Setback for Certain Zoning Lots in Subdistricts C and D

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142-49 - Height and Setback for Certain Zoning Lots in Subdistricts C and D

LAST AMENDED
12/5/2024

In Subdistricts C and D, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, all non-#residential# #buildings# in C4 and C6 Districts shall follow the height and setback regulations for #qualifying affordable housing# or #qualifying senior housing# as set forth in Section 23-432 (Height and setback requirements) for the applicable #residential equivalent#.

In Subdistrict D, all #developments# or #enlargements# on #zoning lots# within M1-4/R7A and M1-4/R9A Districts shall follow the height and setback regulations for #qualifying affordable housing# or #qualifying senior housing# as set forth in Section 23-432, for the applicable #Residence District#, except portions of #zoning lots# that are located within 30 feet of West 201st Street shall be limited to a maximum #building# height to 85 feet.

In Subdistrict D, for #street walls# with a #transportation infrastructure adjacent frontage#, the underlying height and setback regulations, or those set forth in Section 142-491, shall be modified pursuant to the provisions of paragraph (a) of Section 35-643 (Special provisions in other geographies).

142-491 - Special base height regulations for certain zoning lots within Subdistrict D

LAST AMENDED8/8/2018

The underlying height and setback regulations shall be further modified for the following areas within Subdistrict D:

(a) for portions of #zoning lots# located in Subarea D2, the maximum permitted base height shall be 75 feet;

(b) for portions of #zoning lots# located in Subarea D3, the maximum permitted base height shall be 65 feet; and

(c) for portions of #zoning lots# located in Subarea D4, the maximum permitted base height shall be 85 feet, and for portions of a #development# or #enlargement# containing #residences#, the maximum permitted base height shall be 65 feet.