



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

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

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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 AMENDED 8/8/2018

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.