



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

LAST AMENDED 8/8/2018

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 of paragraph (b) of Section [23-664](#) (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors) 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 of paragraph (b) of Section [23-664](#), 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 portions of zoning lots located within 100 feet of a street that contains an elevated rail line, the underlying height and setback regulations shall be modified as follows, and as set forth in Section [142-491](#):

- (a) the minimum required base height shall be 25 feet;
- (b) the maximum permitted building height shall be 165 feet and the maximum number of stories shall be 16 in C6-2A, C4-4D, and in C2 Districts mapped within R8A Districts;
- (c) the maximum permitted building height shall be 135 feet and the maximum number of stories shall be 13 in C4-5D Districts; and
- (d) along the frontage of a street that contains an elevated rail line, the street wall location regulations of paragraph (a) (1) of Section [35-651](#) shall apply.

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.