



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

119-212 - Height and setback regulations

File generated by <https://zr.planning.nyc.gov> on 2/14/2026

119-212 - Height and setback regulations

LAST AMENDED

12/5/2024

The underlying height and setback regulations shall be modified by the provisions of this Section.

No portion of a #building or other structure# shall penetrate a plane drawn parallel to the #base plane# at a height that is shown in Table III of this Section. For #buildings# with pitched roofs, height shall be measured to the midpoint of such pitched roof. For the purposes of this Section, the #base plane#, which is a plane from which the height of a #building or other structure# is measured in R2X, R3, R4 and R5 Districts, shall also be established in accordance with the provisions of Section [12-10](#) (DEFINITIONS) for #buildings or other structures# in R1, R2 and R6 Districts.

TABLE III

MAXIMUM HEIGHT OF A BUILDING OR OTHER STRUCTURE

#Residence District# *	Maximum Height above #Base Plane# (in feet)
R1 R2 R3 R4	36
R4	45
R5	60
R6	70

*

or #Residence District# equivalent when the #zoning lot# is located within a

#Commercial District#