



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

138-24 - Height and Setback Regulations in M1 Districts Paired With an R9 or R10 District

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138-24 - Height and Setback Regulations in M1 Districts Paired With an R9 or R10 District

LAST AMENDED

12/5/2024

In M1 Districts paired with an R9 or R10 District, the applicable #street wall# location and minimum base height provisions of paragraph (b) of Section [138-22](#) (Street Wall Regulations) shall apply, and the applicable maximum height of #buildings or other structures# and setback provisions set forth in Section [123-65](#) (Special Height and Setback Regulations in Special Mixed Use Districts with R6 Through R12 District Designations), inclusive, shall apply as modified in this Section.

- (a) In M1 Districts paired with an R9 District, at a height not lower than the minimum base height set forth in Section [138-22](#), nor higher than a maximum base height of 105 feet, a setback shall be provided in accordance with Section [23-433](#) (Standard setback regulations). The maximum #building# height shall be 215 feet;
- (b) in M1 Districts paired with an R10 District whose maximum #floor area ratio# is 10.0, at a height not lower than the minimum base height set forth in Section [138-22](#), nor higher than a maximum base height of 155 feet, a setback shall be provided in accordance with Section [23-433](#). The maximum #building# height shall be 275 feet; and
- (c) in M1 Districts paired with an R10 District whose maximum #floor area ratio# is 12.0, at a height not lower than the minimum base height set forth in Section [138-22](#), nor higher than a maximum base height of 155 feet, a setback shall be provided in accordance with Section [23-433](#). The maximum #building# height shall be 295 feet.