Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

128-35 - Towers

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LAST AMENDED
12/5/2024

In C4-2 Districts, tower provisions of this Section shall apply, as an option, to any #zoning lot# with a #lot area# of at least 10,000 square feet. Any portion of a #building# #developed# or #enlarged# on such #zoning lots# that exceeds the applicable maximum base height shall comply with the following:

(a) Maximum footprint

Each #story# located entirely above the maximum base height shall not exceed a gross area of 10,000 square feet. The outermost walls of each such #story# shall be inscribed within a rectangle, and the maximum length of any side of such rectangle shall be 135 feet.

(b) Tower top articulation

The highest three #stories# shall have a #lot coverage# of at least 50 percent of the #story# located directly below such #stories#, provided that the gross area of any such #story# does not exceed 90 percent of the gross area of that #story# located directly below such #stories#.

(c) Orientation of all towers

The maximum length of the outermost walls of any side of each #story# of a tower facing the #shoreline# shall not exceed 80 feet. For the purposes of this Section, the #street line# of St. Marks Place shall be considered to be a line parallel to the #shoreline#, and any side of such rectangle facing St. Marks Place from which lines perpendicular to the #street line# of St Marks Place may be drawn, regardless of intervening structures, properties or #streets#, shall not

exceed 80 feet.

(d) Location of all towers

Any portion of a tower shall be no closer to a #side lot line# than eight feet, and any #story# of a #building# that is entirely above a height of 70 feet shall be located within 25 feet of a #street line# or sidewalk widening line, where applicable.

(e) Maximum tower height

The maximum height of any #building# utilizing the tower provisions of this Section shall be 200 feet. The height of the tower portion of the #building# shall be measured from the #base plane#.

(f) Tower and base integration

The underlying setback provisions may be modified as follows: up to 50 percent of the #street wall# of the tower portion of the #building# need not be set back from the #street wall# of the #building#, and may rise without setback from grade, provided such portion of the #building# is set back at least 10 feet from a #wide# #street line# or sidewalk widening line, where applicable, and at least 15 feet from a #narrow# #street line# or sidewalk widening line, where applicable. On frontages where such allowance is taken, no dormers shall be permitted.

(g) Tower exclusion areas

No towers shall be permitted within the areas designated on Map 4 (Tower Restriction Areas) in the Appendix to this Chapter.