Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

133-23 - Height and Setback

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133-23 - Height and Setback

LAST AMENDED
12/5/2024

The underlying height and setback regulations shall apply, except as modified by this Section. All heights shall be measured from the #base plane#.

133-231 - Modification of height and setback controls

LAST AMENDED
5/8/2013

#Buildings or other structures# may exceed the underlying height and setback regulations for a percentage of the length of each #street line# of the #Loop Road#, as follows:

(a) #North Loop Road# - 65 percent

(b) #East Loop Road# - 35 percent

(c) #West Loop Road# - 35 percent

(d) #South Loop Road# - 65 percent.

Furthermore, the #street line# length percentages set forth in paragraphs (a) through (d) of this Section may be exceeded by one percentage point for every two percentage points that the #lot coverage# within 50 feet of a #street line# is less than the following percentage:

(1) #North Loop Road# - 50 percent

(2) #East Loop Road# - 30 percent

(3) #South Loop Road# - 50 percent

(4) #West Loop Road# - 30 percent.

All portions of #buildings or other structures# that exceed the underlying height and setback regulations in accordance with this Section shall comply with the height regulations of Section 133-232.

133-232 - Height regulations

LAST AMENDED
5/8/2013

For the portion of any #building or other structure# exceeding the height and setback regulations set forth in Section 133-231, the maximum height of such portion located within 500 feet of the #North Loop Road# shall be 320 feet, exclusive of permitted obstructions allowed by the underlying height and setback regulations, and the maximum height for any such portion on the remainder of the #development parcel# shall be 280 feet, exclusive of such permitted obstructions.

133-233 - Maximum area of stories above a height of 180 feet

LAST AMENDED
5/8/2013

The gross area of any #story# located entirely above a height of 180 feet shall not exceed 15,000 square feet. Where a single #building# has two or more portions located above 180 feet that are entirely separate from one another above such height, each such portion shall not exceed a gross area of 15,000 square feet for any #story# located in whole or part above 180 feet.

133-234 - Permitted obstructions

LAST AMENDED
12/5/2024

The underlying permitted obstructions to height and setback allowances as set forth in Sections 23-41, 24-51 and 33-42 (Permitted Obstructions) shall be modified to allow #energy infrastructure equipment# and #accessory# mechanical equipment on the roof of a #building#, or any other structures supporting such systems, as permitted obstructions, without limitations.