Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

116-23 - Special Height and Setback Regulations

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116-23 - Special Height and Setback Regulations

LAST AMENDED
10/25/2006

The special height and setback regulations set forth in this Section shall apply.

116-231 - Special rooftop regulations

LAST AMENDED
12/5/2024

The provisions of Section 35-61 (Permitted Obstructions) shall apply to all #buildings or other structures# in Subareas A, B and C.

116-232 - Street wall location

LAST AMENDED
12/5/2024

Within Subareas A and B, the underlying #street wall# location regulations shall be modified as follows:

(a) Subareas A and B1

The #street wall# location provisions of paragraph (c) of Section 35-631 (Street wall location) shall apply, irrespective of #lot area# of the #zoning lot#, and extend up to base heights as specified in Section 116-233 (Height and setback) or the height of the #building#, whichever is less.

(b) Subareas B2 through B5

(1) The #street wall# location provisions of paragraph (a) Section 35-631 shall apply to all #street# frontages designated as type 1 mandatory front building line on Map 3 (Mandatory Front Building Wall Lines) in Appendix A of this Chapter.

(2) The #street wall# location provisions of paragraph (b) Section 35-631 shall apply to all #street# frontages designated as type 2 mandatory front building line on Map 3 (Mandatory Front Building Wall Lines) in Appendix A of this Chapter.

All #mandatory front building walls# shall extend up to base heights as specified in Section 116-233 or the height of the #building#, whichever is less.

116-233 - Height and setback

LAST AMENDED
12/5/2024

Within Subareas A, B and C, the underlying height and setback regulations shall be modified as follows:

(a) Subareas A and B1

(1) Base heights and maximum #building# heights

The table below sets forth the minimum and maximum base height, the maximum transition height, the maximum height of a #building or other structure#, and the maximum number of #stories# for #buildings# in Subareas A and B1. The maximum #building# height set forth in the table shall only be permitted in locations where the maximum #street wall# width of a #building# above the transition height, or, where applicable, the maximum base height, does not exceed 100 feet. At least 60 feet of separation shall exist between any portions of #buildings# located above such maximum transition height, or maximum base height, as applicable.

A setback is required for all portions of #buildings or other structures# that exceed the maximum base height specified for the Subarea, and shall be provided in accordance with paragraph (a)(2) of this Section.

Maximum Base Heights and Maximum #Building# Heights for Subareas A and B1

Minimum Base Height (in feet)	Maximum Base Height (in feet)	Maximum Transition Height (in feet)	Maximum Height of #Buildings or Other Structures# in Certain Locations (in feet)
40	65	85	125

(2) Required setbacks

At a height not lower than the minimum base height, or higher than the maximum base height specified for the Subarea in the table in paragraph (a)(1) of this Section, a setback shall be provided in accordance with the provisions of Section 23-433 (Standard setback regulations).

(b) Subarea B2

Within Subarea B2, the maximum height of a #building or other structure# shall not exceed 65 feet.

(c) Subareas B3 through B5 and Subarea C

In Subareas B3 through B5 and Subarea C the height and setback regulations applicable to an R6B District set forth in Section 23-43, inclusive, shall apply. For the purposes of applying the setback regulations of Section 23-433, all surrounding #streets# shall be considered #wide streets#.