



## **Zoning Resolution**

**THE CITY OF NEW YORK**  
**Zohran K. Mamdani, Mayor**

**CITY PLANNING COMMISSION**  
**Sideya Sherman, Chair**

# **101-22 - Special Height and Setback Regulations**

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## 101-22 - Special Height and Setback Regulations

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LAST AMENDED

3/10/2026

The height of all #buildings or other structures# shall be measured from the #base plane#. The provisions of Section [101-221](#) (Permitted Obstructions) shall apply to all #buildings# within the #Special Downtown Brooklyn District#.

In R7-1, C5-4, C6-1, C6-4, C6-9 and C6-12 Districts, except C6-1A Districts, the underlying height and setback regulations shall apply except as modified by the provisions of this Section. #Buildings or other structures# within the Schermerhorn Street Height Limitation Areas shall comply with the provisions of Section [101-30](#) (SPECIAL PROVISIONS WITHIN HEIGHT LIMITATION AREAS).

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## 101-221 - Permitted obstructions

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LAST AMENDED

12/5/2024

The provisions of Section [33-42](#) (Permitted Obstructions) shall apply to all #buildings# within the #Special Downtown Brooklyn District#, except that dormers may penetrate a maximum base height in accordance with the provisions of paragraph (b) of Section [23-413](#) (Permitted obstructions in certain districts).

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## 101-222 - Standard height and setback regulations

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LAST AMENDED

3/10/2026

C2-4/R7-1 C6-1 C6-4.5 C6-6 C6-9 C6-12

In the districts indicated, except C6-1A Districts, a #building or other structure# shall not exceed the applicable maximum #building# height set forth in the table in this Section. Furthermore, any portion of a #building or other structure# that exceeds the applicable maximum base height shall provide a setback pursuant to the provisions of Section [23-433](#) (Standard setback regulations).

MAXIMUM BASE HEIGHTS AND MAXIMUM BUILDING HEIGHTS IN C2-4/R7-1, C6-1, C6-4.5, C6-6, C6-9 AND C6-12 DISTRICTS

District	Maximum base height		Maximum #building# height	
	Beyond 100 feet of a #wide street#	Within 100 feet of a #wide street#	Beyond 100 feet of a #wide street#	Within 100 feet of a #wide street#
C2-4/R7-1	85	85	165	165
C6-1	125	155	185	215
C6-4.5 C6-6 C6-9	125	155	255	255
C6-12	155	155	395	395

C5-4 C6-4

In the districts indicated, the underlying height and setback provisions applicable to an R10A District shall apply. However, the minimum base height requirements need not apply.

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## 101-223 - Tower regulations

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LAST AMENDED

3/10/2026

C5-4 C6-1 C6-4 C6-6 C6-9 C6-12

In the districts indicated, except C6-1A Districts, above the maximum base heights specified pursuant to Section [101-222](#) (Standard height and setback regulations), tower provided in accordance with the provisions of Section [23-435](#) (Tower regulations) shall be permitted as an alternative to the maximum #building# heights specified in Section [101-222](#). For #buildings or other structures# utilizing such provisions, no height limit shall apply, except that, in C6-1 Districts, the maximum height shall be 495 feet.

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## 101-224 - Special provision for certain sites

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LAST AMENDED

3/10/2026

For #large qualifying sites# that have below-grade transit infrastructure which occupies at least 30 percent of the #lot area#, the underlying setback requirements shall be modified to exempt up to 30 percent of the total #street wall# width of the #development# from such setback requirements.