



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

101-30 - SPECIAL PROVISIONS WITHIN HEIGHT LIMITATION AREAS

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LAST AMENDED

6/6/2024

The provisions of this Section shall apply within the Flatbush Avenue Extension and Schermerhorn Street Height Limitation Areas, as shown on Map 5 in Appendix E of this Chapter.

(a) Flatbush Avenue Extension Height Limitation Area

Within the Flatbush Avenue Extension Height Limitation Area, no #building or other structure# shall exceed a height of 400 feet.

(b) Schermerhorn Street Height Limitation Area

Within the Schermerhorn Street Height Limitation Area, the provisions of this paragraph, (b), shall apply:

(1) #Public plaza# prohibition

No #public plazas# shall be permitted within Area B of Map 5.

(2) Height and setback regulations

The tower provisions of Section [101-223](#) shall not apply. The standard height and setback regulations of Section [101-222](#) shall apply within Area A of Map 5, and are modified to limit maximum #building# height to 140 feet within Area B, and to permit a maximum #building# height of 250 feet within Area C of Map 5. For #Quality Housing buildings#, the underlying height and setback regulations shall apply, except that the maximum height of a #building# shall be as specified on Map 5 or as specified pursuant to the Quality Housing Program, whichever is less.

(3) #Rear yard# modification

The provisions of Sections [23-532](#) (Required rear yard equivalents) or [23-533](#) (Required rear yard equivalents for Quality Housing buildings), as applicable, shall not apply to any #through lot#. In lieu thereof, an open area with a minimum depth of 60 feet, midway, or within 10 feet of being midway between the two #street lines# upon which such #through lot# fronts, shall be provided. Such #rear yard# shall be unobstructed from its lowest level to the sky, except as provided in Section [23-44](#) (Permitted Obstructions in Required Yards or Rear Yard Equivalents).