



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

104-32 - Rooftop Regulations

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104-32 - Rooftop Regulations

LAST AMENDED
12/19/2007

The special rooftop regulations of Section [104-32](#), inclusive, shall apply in Subdistricts A and C.

104-321 - Rooftop equipment

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LAST AMENDED
12/6/2023

#Energy infrastructure equipment# and **#accessory#** mechanical equipment, other than solar or wind energy systems, may be located on the roof of a **#building#** in accordance with the following provisions:

- (a) **#Energy infrastructure equipment#** and **#accessory#** mechanical equipment shall not exceed the maximum height for rooftop equipment specified for each Parcel as set forth in Appendix B of this Chapter and shall be measured from the roof level of the highest **#story#** of the **#building#**. Such equipment may penetrate the maximum **#building#** height specified for each Parcel as set forth in Appendix B.
 - (b) Such equipment shall be set back at least 10 feet from the **#upper street wall#** of the **#building#**. In addition, such equipment shall not penetrate a **#sky exposure plane#** that begins at the point of intersection of the roof and the **#upper street wall#** of the **#building#**, and rises over the **#building#** at a slope of 2.7 feet of vertical distance for each foot of horizontal distance, except for permitted obstructions set forth in Section 104-322. Where portions of the **#upper street wall#** are located at different distances from the **#street line#** or **#mandatory widened sidewalk line#**, whichever is applicable, the portion used to establish such reference line shall be the portion that occupies the greatest area of such **#upper street wall#**.
 - (c) Such equipment shall not overhang any recess in the **#building#** wall that is open to the sky.
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104-322 - Permitted obstructions

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LAST AMENDED
12/6/2023

The obstructions set forth in Section [33-42](#), other than the rooftop equipment permitted pursuant to Section [104-321](#), as well as the following obstructions, may penetrate the applicable maximum **#building#** height and the applicable maximum height for rooftop equipment set forth in Appendix B of this Chapter, and may also penetrate the **#sky exposure plane#** set forth in Section [104-321](#) (Rooftop equipment). Within 50 feet of the **#upper street wall#**, the width of such obstructions shall be limited in total to 10 percent of the **#aggregate width of street walls#** of a **#building#**, per **#street#** frontage, at any level above the maximum level of rooftop equipment as set forth in Section [104-321](#). Beyond 50 feet from the **#upper street wall#**, the permitted obstructions may occupy an area not to exceed 30 percent of the **#building#** coverage at the ground level. Where portions of the **#upper street wall#** are located at different distances from the **#street line#** or **#mandatory widened sidewalk line#**, whichever is

applicable, the portion used to establish such reference line shall be the portion that occupies the greatest area of such #upper street wall#. However, in no event shall such obstructions be located within 10 feet of the #upper street wall#.

- (a) Antennae and structural support thereto;
- (b) Pipes and supporting structures;
- (c) Railings.