



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

107-73 - Exceptions to Height Regulations

File generated by <https://zr.planning.nyc.gov> on 7/8/2026

107-73 - Exceptions to Height Regulations

LAST AMENDED

6/29/1989

For any #development#, the City Planning Commission may grant a special permit to modify the height regulations as set forth in Section [23-42](#) (Height and Setback Requirements in R1 Through R5 Districts) and Section [107-43](#), provided that the Commission finds that:

- (a) such #development# is so located as not to impair the essential character of the surrounding area;
- (b) by concentrating permitted #floor area# in a #building# or #buildings# of greater height covering less land, the preservation of existing topography, #designated open space# or the protection of an outstanding view from a public space, will be assured, and that such preservation would not be possible by careful siting of lower #buildings# containing the same permitted #floor area# and covering more land; and
- (c) that the #development's# design proposals take full advantage of all special characteristics of the site.