



## **Zoning Resolution**

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

**CITY PLANNING COMMISSION**  
**Daniel R. Garodnick, Chair**

# **135-24 - Special Height and Setback Regulations**

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## 135-24 - Special Height and Setback Regulations

LAST AMENDED

12/5/2024

The underlying height and setback provisions are modified by the provisions of this Section.

Pursuant to Section [135-31](#) (Special Visual Corridor Requirements), required visual corridors shall be considered #streets#. Such visual corridors shall be considered #wide streets# for the purposes of applying the height and setback regulations of this Section.

(a) Base heights and maximum #building# heights

The table below sets forth the minimum and maximum base height, the maximum transition height, where applicable, the maximum height of a #building or other structure# and the maximum number of #stories# for #buildings# in the #Special Bay Street Corridor District#.

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

In Subdistrict A and Subarea B1, any portion of a #building or other structure# located above the maximum transition height, and in Subarea B2 and Subdistrict C, any portion of a #building or other structure# located above the maximum base height, shall be subject to the maximum #street wall# width restrictions set forth in paragraph (c) of this Section.

**MAXIMUM BASE HEIGHTS AND MAXIMUM #BUILDING#  
HEIGHTS**

| Subdistrict or Subarea, as applicable | 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) |
|---------------------------------------|-------------------------------|-------------------------------|-------------------------------------|--|
| A                                     | 40                            | 65                            | 85                                  | 125  |
| B1                                    | 40                            | 65                            | 85                                  | 125  |
| B2                                    | 40                            | 65                            | N/A                                 | 125  |
| C                                     | 40                            | 65                            | N/A                                 | 85   |
| D1                                    | 40                            | 65                            | N/A                                 | 75   |
| D2                                    | 40                            | 65                            | N/A                                 | 65   |
| E                                     | 30                            | 45                            | N/A                                 | 55   |
| F                                     | 40                            | 65                            | N/A                                 | 85   |

**(b) Required setbacks**

At a height not lower than the minimum base height or higher than the maximum base height specified for the subdistrict in the table in paragraph (a), a setback shall be provided in accordance with Section [23-433](#) (Standard setback regulations).

(c) Maximum #street wall# width in Subdistricts A, B and C

In Subdistricts A, B and C, the maximum #building# height set forth in the table in paragraph (a) shall only be permitted within 100 feet of #streets# intersecting Bay Street. In addition, in Subdistrict A and Subarea B2, such maximum #building# height shall be permitted beyond 100 feet of #streets# intersecting Bay Street, provided that the maximum #street wall# width above the maximum base height does not exceed 100 feet.

In all such Subdistricts, 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.