



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

143-23 - Special Height and Setback Regulations

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LAST AMENDED
12/5/2024

For the purposes of this Section, Watts Street, West Broadway, Centre Street, and Great Jones Street shall be considered #wide streets#.

The applicable height and setback regulations are modified as follows:

(a) #Street wall# location

The #street wall# location provisions of paragraph (a) of Section 35-631 shall apply to all #street# frontages, except that the #street wall# shall extend to at least the minimum base height as set forth in paragraph (b) of this Section, or the height of the #building#, whichever is less. On #through lots#, the additional regulations set forth in paragraph (b) of Section 23-436 shall not apply.

(b) Base heights and maximum #building# heights

The table below sets forth the minimum and maximum base height, and maximum #building# height for all #buildings#.

A setback is required for all portions of a #building# that exceed the maximum base height specified for the applicable district and shall be provided in accordance with paragraph (c) of this Section.

MINIMUM BASE HEIGHT, MAXIMUM BASE HEIGHT,
AND MAXIMUM BUILDING HEIGHTS

| District | Minimum base height (in feet) | Maximum base height (in feet) | Maximum #building# height (in feet) |
|--|-------------------------------|-------------------------------|-------------------------------------|
| M1-5/R7D | 60 | 105 | 115 |
| M1-5/R7X | 60 | 105 | 145 |
| M1-5/R9A | 60 | 125 | 175 |
| M1-5/R9X, north of East Houston Street | 60 | 125 | 195 |
| M1-5/R9X, south of East Houston Street | 85 | 145 | 205 |

| | | | |
|-----------------------|-----|-----|-----|
| M1-5/R10 and M1-6/R10 | 125 | 155 | 275 |
|-----------------------|-----|-----|-----|

(c) Setbacks

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

(d) Dormers

For all #buildings or other structures#, a dormer shall be allowed as a permitted obstruction pursuant to paragraph (b) (1) of Section [23-413](#) (Permitted obstructions in certain districts).