

Zoning Resolution

THE CITY OF NEW YORK

CITY PLANNING COMMISSION

Eric Adams, Mayor

Daniel R. Garodnick, Chair

62-343 - Height and setback regulations in other medium- and high-density districts

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62-343 - Height and setback regulations in other medium- and high-density districts

LAST AMENDED 12/5/2024

For those districts not otherwise governed by the provisions of Sections <u>62-341</u> (Height and setback regulations in lower density districts) or <u>62-342</u> (Height and setback regulations in medium- and high-density districts with a letter suffix), the underlying height and setback regulations are applicable for all #developments# on portions of a #zoning lot# landward of the #shoreline# or on #platforms#, except as modified by the provisions of this Section.

(a) Modified base height and #building# heights

For all #buildings#, the base heights, transition heights, and #building# heights for #buildings# on #waterfront blocks# shall be as set forth in the following table. Additional regulations are set forth in paragraph (b) for #buildings# containing #residences# and in paragraph (c) for all other #buildings#. For all #buildings#, tower regulations are set forth in paragraph (d).

MAXIMUM BASE HEIGHT, TRANSITION HEIGHTS, AND MAXIMUM BUILDING HEIGHT - FOR OTHER DISTRICTS

Distr	ict Max	imum Base Height (in	Transition 2	Zone Maxir	mum Height of #Buildings	
		feet)	Maximum M Transition Height Tier 1 (in feet)	Maximum Transition Height Tier 2 (in feet)	or other Structures# (in feet)	
R6-2		55	75	95	195	
C1 or	C2 mapped within R6-2					

R6 R6	5-1	65	95	125	255
C1 or	C2 mapped within R6 or R6-1				
C7-1					
C8-2	C8-3				
M1-2	M1-4 M1-1A				
M2-1	M2-3 M2-1A				
M3-1	M3-2 M3-1A				
R7-1	R7-2	85	115	155	315
C1 or	C2 mapped within R7-1 or R7-2				
C7-2					
M1-2	A				
M2-2	\				
M3-2/	A				
R7-3		95	145	185	375
C1 or	C2 mapped within R7-3				
C7-3					
C8-4					
M1-3	M1-5 M1-3A				
M2-2	M2-4 M2-3A				

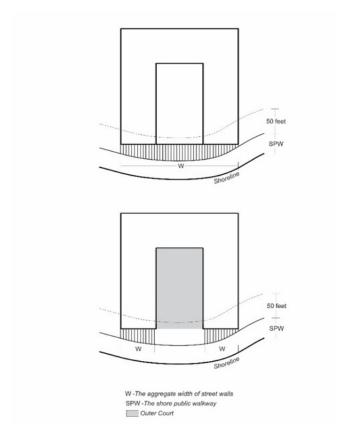
				-	-
R8		105	145	215	435
C1 or	C2 mapped within R8				
C4-8					
C6-1	C6-2				
C7-4					
M1-4	4				
M2-4	A				
R9		135	185	285	N/A
C1 or	C2 mapped within, or with a #residential equivalent# of an R9				
C4-9	C6-3				
C7-5	C7-6				
M1-5A	A M1-6A				
R9-1		155	215	315	N/A
C1 or	C2 mapped within an R9-1				

1				
R10	155	235	355	N/A
C1 or C2 mapp or with a #residen equivale R10				
C4-6 C4-7				
C5				
C6-4 C6-5 C6-6 8 C6-9	S C6-7 C6-			
C7-7				
M1-6 M1-7A				
R11	155	325	405	N/A
C1 or C2 mapp R11	ed within			
C4-11				
C6-11				
C7-8				
M1-8 A				
R12	155	395	495	N/A
C1 or C2 mapp R12	ed within			
C4-12				
C6-12				
C7-9				
M1-9A				

(b) Additional regulations for #buildings# containing #residences#

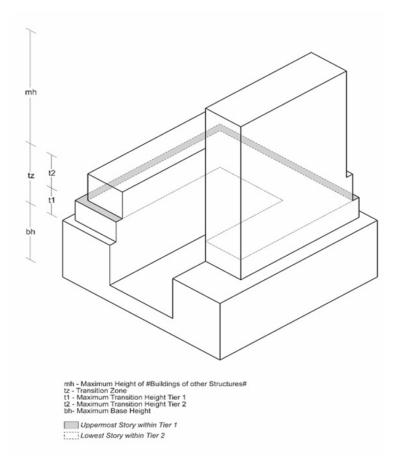
For #buildings# containing #residences#, the following shall apply:

- (1) for #street walls# not facing the #shore public walkway# or #supplemental public access areas#:
 - (i) the #street wall# location provisions of paragraph (b) of Section 23-431 shall apply, and such #street walls# shall extend to a minimum base of at least 35 feet, or the height of the #building#, whichever is less; and
 - (ii) at a height not lower than the minimum base height or higher than the maximum base height, setbacks shall be provided in accordance with the provisions of Section 23-433.
- (2) for portions of #buildings# facing the #shore public walkway# or #supplemental public access areas#:
 - (i) no #street wall# location provisions shall apply;
 - (ii) at a height not higher than the maximum base height, a setback, with a minimum depth of 30 feet shall be provided from the boundary of the #shore public walkway#. Wherever a #supplemental public access area# is provided as a widened #shore public walkway#, such widened area shall be included in the setback distance;
 - (iii) dormers shall be permitted in such setback, in accordance with Section <u>23-413</u>, except that the depth of such dormer shall not exceed 15 feet;
 - (iv) where a #street wall# is located within 50 feet of the #shoreline#, the maximum base height shall not exceed a height of 85 feet; and
 - (v) an amount of #building# frontage equivalent to at least 25 percent of the #aggregate width of street walls# facing the #shore public walkway# shall either be provided as open area in an #outer court# or shall have a reduced base height that does not exceed two-thirds of the height of the permitted maximum base height;



AGGREGATE WIDTH OF STREET WALLS FACING THE SHORE PUBLIC WALKWAY (62-343b2)

(3) along all frontages, after the required setback, #buildings# may rise to the maximum transition zone height set forth in the table, which consists of maximum Tier 1 and Tier 2 transition heights. Where the gross area of any #story# within the transition zone exceeds 10,000 square feet, exclusive of the square footage contained in any permitted dormers, one or more setbacks shall be provided at a height not higher than the maximum Tier 1 transition height. Such setbacks may be of any depth, but shall reduce the gross area of #stories# such that the highest gross area of any #story# in the Tier 2 transition zone is at least 10 percent less than that of the highest gross area of any #story# in the Tier 1 transition zone; and



TRANSITION HEIGHTS SETBACK AREA (62-343b3)

- (4) any portion of a #building# that exceeds the maximum transition height shall be considered a tower and shall be subject to the provisions of paragraph (d) of this Section.
- (c) Additional regulations for other #buildings#

For #buildings# that do not contain #residences#, the following shall apply:

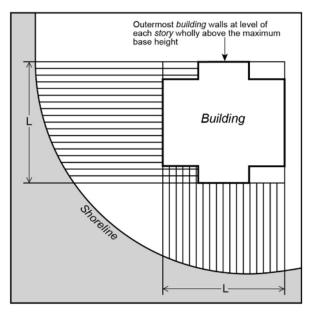
- (1) Above the maximum base height, a #building# shall be set back at least:
 - (i) 15 feet from a #narrow# #street line#;
 - (ii) 10 feet from a #wide# #street line#; or
 - (iii) 30 feet from the boundary of a #shore public walkway#. Wherever a #supplemental public access area# is provided as a widened #shore public walkway#, such widened area shall be included in the setback distance.

Dormers provided in accordance with paragraph (b) of Section 23-413 shall be permitted within any setback area, provided that the depth of encroachment of a dormer facing the #shore public walkway# shall not exceed 15 feet;

- (2) after the required setback, #buildings# may rise to the maximum transition height;
- (3) any portion of a #building# that exceeds the maximum transition height shall be considered a tower and subject to the provisions of paragraph (d) of this Section.
- (d) Tower regulations

Any portion of a #building# that exceeds the maximum transition height shall be subject to the following tower provisions:

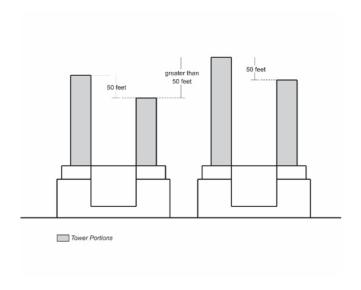
- (1) The maximum width of any #story# of a tower that faces a #shoreline# shall not exceed 100 feet. Such width shall be measured by inscribing within a rectangle the outermost walls at the level of each tower #story#. Any side of such rectangle from which perpendicular lines may be drawn to a #shoreline#, regardless of any intervening structures, properties or #streets#, shall not exceed 100 feet. However, such limitation may be modified as follows:
 - (i) where a tower faces two or more #shorelines#, such restriction shall apply only to one face, and the maximum length along other frontages shall not exceed 130 feet frontage (See illustration);
 - (ii) where the average depth of a #zoning lot# is less than 200 feet, the maximum width of a #story# shall not exceed 130 feet.



L - Maximum width of building wall (100 feet)

MAXIMUM WIDTH OF BUILDING WALL FACING SHORELINE (62-343b3)

- (2) for #residential# #stories# within a tower, the following shall apply:
 - (i) the tower footprint shall not exceed a gross area of 10,000 square feet, except that where the overall height of a tower exceeds two-thirds of the overall maximum permitted height set forth in the table, a portion of tower #stories# equivalent to at least one-third of the height of the #building#, excluding any penthouse provided as a permitted obstruction, shall have a footprint that does not exceed 8,500 square feet. Dormers need not be included in the calculation of such maximum gross area; and
 - (ii) where two or more towers are provided on a #zoning lot#, there shall be at least 50 feet in difference in height between any two immediately adjacent towers.



ADJACENT TOWER HEIGHT VARIATION (62-343d2)