



## **Zoning Resolution**

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

**CITY PLANNING COMMISSION**  
**Sideya Sherman, Chair**

# **117-242 - Height and setback**

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## 117-242 - Height and setback

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LAST AMENDED

11/12/2025

In M1 Districts paired with an R9 or R10 District, the following height and setback modifications shall apply:

- (a) the maximum base height for both districts shall be 155 feet;
- (b) for #zoning lots# located north of Queens Plaza North, the maximum height limit for #residential buildings# or #residential# portions of #buildings#:
  - (1) within 100 feet of 21st Street shall be 350 feet; and
  - (2) beyond 100 feet of 21st Street shall be 750 feet; and
- (c) in other locations, no maximum height limit shall apply.