Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

117-242 - Height and setback

File generated by https://zr.planning.nyc.gov on 10/30/2026

117-242 - Height and setback

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.