



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

117-343 - Transition heights

File generated by <https://zr.planning.nyc.gov> on 2/12/2026

117-343 - Transition heights

LAST AMENDED

11/12/2025

In #Residence Districts# without a letter suffix, and in M1 Districts paired with #Residence Districts# without a letter suffix, after the required setback provided in accordance with paragraph (b) of Section [117-342](#) (Base heights, minimum setbacks and articulation), a #building# may rise to a maximum transition height of 350 feet, provided that:

- (a) within 100 feet of the easterly #street line# of 5th Street, north of Anable Basin, the footprint of a #building#, or portion thereof, within the transition heights shall be limited to that of a tower provided above such transition height in accordance with Section [117-344](#) (Towers);
- (b) along any single #street# frontage, the #aggregate width of street walls# above the required setback and below the maximum transition height shall not exceed 300 feet, and the maximum #street wall# width of any individual, contiguous #street wall#, shall not exceed 200 feet; and
- (c) south of Anable Basin, portions of #buildings# utilizing transition heights shall only be permitted in the following locations:
 - (1) within 150 feet of 5th Street; and
 - (2) east of an #upland connection# or #visual corridor#, where applicable.