



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

81-254 - Special permit for height and setback modifications

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LAST AMENDED
8/9/2017

In the #Special Midtown District#, the City Planning Commission may modify the special height and setback regulations set forth in this Chapter only in accordance with the following provisions:

- Section [74-711](#) (Landmark preservation in all districts) as modified by the provisions of Sections [81-266](#) or [81-277](#) (Special permit for height and setback modifications)
- Section [74-79](#) (Transfer of Development Rights From Landmark Sites) where development rights are transferred from a landmark site to an adjacent lot in a C5-3, C6-6 or C6-7 District, as modified by Section [81-212](#), and the total #floor area# on the adjacent lot resulting from such transfer exceeds the basic maximum #floor area ratio# by more than 20 percent. In such cases, the granting of a special permit by the Commission for height and setback modifications shall be in accordance with the provisions of Sections [81-266](#) or [81-277](#)
- Section [81-066](#) (Special permit modifications of Section [81-254](#), Section [81-40](#) and certain Sections of Article VII, Chapter 7)
- Section [81-632](#) (Special permit for transfer of development rights from landmarks to the Vanderbilt Corridor Subarea)
- Section [81-633](#) (Special permit for Grand Central public realm improvements)
- Section [81-685](#) (Special permit to modify qualifying site provisions)