



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

33-47 - Modification of Height and Setback Regulations

File generated by <https://zr.planning.nyc.gov> on 5/20/2026

33-47 - Modification of Height and Setback Regulations

LAST AMENDED

12/15/1961

33-471 - Commercial and community facility uses

LAST AMENDED

12/5/2024

C5-5 C6-8 C6-9 C6-11 C6-12 C8

In the districts indicated, for #commercial# or #community facility# #uses# in specified situations, the Board of Standards and Appeals may modify the regulations set forth in Sections [33-41](#) (Definitions) to [33-45](#) (Tower Regulations), inclusive, relating to Height and Setback Regulations, in accordance with the provisions of Section [73-68](#) (Height and Setback and Yard Modifications).

33-472 - Community facility uses

LAST AMENDED

12/5/2024

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, for certain #community facility# #uses# in specified situations, the Board of Standards and Appeals may modify the regulations set forth in Sections [33-40](#) through [33-45](#), inclusive, relating to Height and Setback Regulations in accordance with the provisions of Section [73-](#)

[64](#) (Modifications for community facility uses).

33-473 - Special provisions for zoning lots directly adjoining public parks

LAST AMENDED

6/6/2024

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, a #public park# with an area of between one and 15 acres shall be considered a #wide street# for the purpose of applying the front height and setback regulations specified in Section [33-43](#) (Maximum Height of Walls and Required Setbacks) to any #building or other structure# on a #zoning lot# adjoining such #public park#. However, this Section shall not apply to a #public park# more than 75 percent of which is paved.