Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

23-432 - Height and setback requirements

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LAST AMENDED
12/5/2024

R6 R7 R8 R9 R10 R11 R12

In the districts indicated, the minimum base height, maximum base height, and maximum #building# height shall be as set forth in the following table. Separate maximum base heights and maximum #building# heights are set forth for #zoning lots# containing standard #residences# and #zoning lots# containing #qualifying affordable housing# or #qualifying senior housing#.

For portions of a #building# #street wall# that exceed the maximum base height, a setback shall be provided at a height not lower than the minimum base height or higher than the maximum base height in accordance with Section 23-433.

MINIMUM BASE HEIGHT, MAXIMUM BASE HEIGHT,
AND MAXIMUM BUILDING HEIGHTS

District	**Minimum base height (in feet)**	**Standard #residences#**		**#Qualifying affordable ho #qualifying senior hou**	
		Maximum base height (in feet)	**Maximum height of #buildings or other structures# (in feet)**	**Maximum base height (in feet)**	**Maxim height #buildi other structu feet)**
R6A R6[1] R6-1	40	65	75	65	

R6[2]	30	45	55	65	
R6B	30	45	55	45	
R6D R6-2	30	45	65	55	
R7A R7-11 R7-21	40	75	85	85	
R7-12 R7-22	40	65	75	85	
R7B	40	65	75	65	
R7D	60	85	105	95	
R7X R7-3	60	95	125	105	
R8A	60	95	125	105	
R8B	55	65	75	85	
R8X	60	95	155	105	
R8[2]	60	85	115	105	
R8[1]	60	95	135	105	
R8[3]	60	95	135	125	
R9A[1] R9[1]	60	105	145	135	
R9A[2] R9[2]	60	95	135	135	

R9D R9-1	60	125	175	155	
R9X[1]	105	125	175	155	
R9X[2]	60	125	165	155	
R10X[1] R10[1]	60	155	215	155	
R10A[1]	125	155	215	155	
R10A[2] R10X[2] R10[2]	60	125	185	155	
R11A[1]	125	155	255	155	
R11A[2] R11	60	155	255	155	
R12	60	155	325	155	

1 For #zoning lots# or portions thereof within 100 feet of a #wide street#

2 For #zoning lots# or portions thereof on a #narrow street# beyond 100 feet of a #wide street# or, for #zoning lots# with only #wide street# frontage, portions of such #zoning lot# beyond 100 feet of the #street line#

3 Outside of #Mandatory Inclusionary Housing areas#, for #zoning lots#, or portions thereof, located within 100 feet of a #wide street#, containing #UAP developments# or #qualifying senior housing#