Zoning Resolution

THE CITY OF NEW YORK
Eric Adams, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

## 23-692 - Height limitations for narrow buildings or enlargements

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## LAST AMENDED

3/22/2016

## R7-2 R7D R7X R8 R9 R10

In the districts indicated, portions of \#buildings\# with \#street walls\# less than 45 feet in width shall not be permitted above the following heights:
(a) For \#interior lots\#, and for \#through lots\#, which shall be treated as two separate \#interior lots\# of equal depth for the purposes of determining the height limitations of this Section, a height equal to the width of the \#street\# on which such \#street walls\# front or 100 feet, whichever is less;
(b) For \#corner lots\# bounded by only \#narrow streets\#, a height equal to the width of the narrowest of such \#streets\# on which such \#street walls\# front;
(c) For \#corner lots\# bounded by at least one \#wide street\#, a height equal to the width of the \#widest street\# on which it fronts, or 100 feet, whichever is less;
(d) The heights permitted in paragraphs (a), (b) or (c) of this Section may be exceeded if:
(1) on a \#wide street\#, such portion of a \#building\# with a \#street wall\# less than 45 feet in width \#abuts\# an existing \#building\# with a \#street wall\# that exceeds such permitted heights. Such new \#street walls\# may reach the height of such \#abutting building\# or, where there are two \#abutting\# \#buildings\# that exceed such heights, such new \#street wall\# may reach the height of the tallest of such \#abutting\# \#buildings\#; or
(2) on a \#narrow street\#, such \#street walls\# \#abut\# two existing \#buildings\# with \#street walls\# that both exceed the heights permitted. Such new \#street walls\# may reach the height of the lowest of such \#abutting buildings\#; and
(3) such new \#street walls\# shall be fully contiguous at every level with such \#abutting\# \#street walls\#.
(e) In addition, the following rules shall apply:
(1) The front height and setback regulations and any height limitations of the underlying district shall apply, except that the alternate front setback and tower regulations of Sections 23-642, 23-65, 24-53, 24-54, $\underline{\text { 33-44 }}$ and 33-45 shall not apply. In the event of a conflict between the underlying regulations and the regulations of this Section, the more restrictive shall apply.
(2) The provisions of this Section shall not apply to \#street walls\# of permitted obstructions or \#street walls\# located beyond 100 feet of a \#street line\#.
(3) For the purposes of determining the width of a \#street wall\# :
(i) the width shall be the sum of the maximum widths of all \#street walls\# of a \#building\# at every level. The width of a \#street wall\# shall be the length of the \#street line\# from which, when viewed directly from above, lines perpendicular to the \#street line\# may be drawn to such \#street wall\#;
(ii) \#abutting\# \#buildings\# on a single \#zoning lot\# may be considered a single \#building\#, except as set forth in paragraph (e)(6) of this Section.
(4) For \#buildings\# with \#street walls\# less than 45 feet in width that front only on a \#narrow street\# and \#abut\# two existing \#buildings\#, the \#street wall\# of such \#building\# shall be no closer to the \#street line\# than the
\#street wall\# of the \#abutting building\# that is closest to the \#street line\#.
(5) On a \#through lot\# containing \#buildings\# with \#street walls\# less than 45 feet in width, the provisions of paragraphs (b) and (c) in Section 23-532 (Required rear yard equivalents) shall not apply.
(6) \#Quality Housing buildings\# shall be exempt from the provisions of this Section provided the width of the \#street wall\# at the maximum base height required by Sections $\underline{23-66}$ or $\underline{35-65}$ is at least 45 feet. For such \#buildings\#, a \#street wall\# that is less than 45 feet wide may be constructed above such base. For the purposes of this paragraph (e)(6), \#abutting\# \#buildings\# on a single \#zoning lot\# shall not be considered a single \#building\#. However, where all the requisite structural framing and all enclosing walls and roofs were completed for an \#enlargement\#, in accordance with a building permit issued prior to a September 11, 2007, Board of Standards and Appeals ruling (67-07-A) that resulted in the \#enlargement\# being ineligible for a certificate of occupancy, \#abutting\# \#buildings\# on a single \#zoning lot\# may be considered a single \#building\# provided such \#zoning lot\# is formed prior to August 2, 2011.

