



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

35-62 - Height and Setback Requirements in Commercial Districts with R1 Through R5 Equivalency

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LAST AMENDED
12/5/2024

In #Commercial Districts# mapped within, or with a #residential equivalent# of an R1 through R5 district, for the purposes of applying the provisions of Section [23-42](#) (Height and Setback Requirements in R1 Through R5 Districts), inclusive, to #qualifying residential sites#, the applicable #Residence District# regulations shall apply, including as modified by the provisions of Section [35-22](#).

However, for the purposes of applying the provisions of Section [23-423](#) (Standard setback regulations), for #building# #street walls# fronting a #street# where a #Commercial District# is mapped along the entire #block# frontage, for the portion of such #street wall# that exceeds the maximum base height, a setback shall be provided at a height not lower than a minimum base height of 20 feet and not higher than the maximum base height set forth in Section [23-424](#) (Height and setback requirements for qualifying residential sites).

Additional height and setback provisions are set forth in Section [35-64](#), inclusive.

The height of all #buildings or other structures# shall be measured from the #base plane#. For the purposes of this Section, where #base planes# of different elevations apply to different portions of a #building or other structure#, each such portion of the #building# may be considered to be a separate #building#.