Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

34-24 - Modification of Height and Setback Regulations

File generated by https://zr.planning.nyc.gov on 11/20/2026

34-24 - Modification of Height and Setback Regulations

LAST AMENDED
12/5/2024

C1 C2 C3 C4 C5 C6

In the districts indicated, the height and setback regulations set forth in Article II, Chapter 3, and made applicable to such districts in Section 34-11 (General Provisions), are modified as set forth in this Section.

(a) In Commercial Districts with R1 through R5 equivalency

In #Commercial Districts# mapped within, or with a #residential equivalent# of an R1 through R5 District, the modifications to #residential# height and setback regulations set forth in Section 35-62 shall be applied.

(b) In Commercial Districts with R6 through R12 equivalency

In #Commercial Districts# mapped within, or with a #residential equivalent# of R6 through R12 Districts:

(1) the modifications to #residential# height and setback regulations set forth in Section 35-63, inclusive, shall be applied;

(2) the special height and setback provisions for certain areas set forth in Section 36-64 shall be applied; and

(3) where the optional #bulk# regulations for #sky exposure plane buildings# are utilized, the provisions set forth in Section 35-71, inclusive, shall be applied. Where any of such optional provisions are utilized, all the other associated #bulk# provisions shall apply.