Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

88-33 - Height and Setback

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LAST AMENDED
12/5/2024

In the #Special Hudson Square District#, the height and setback regulations applicable to C6-4A Districts shall apply, except that for #buildings#, or portions thereof, located on #wide streets#, and on #narrow streets# within 100 feet from their intersection with a #wide street#, the maximum height of such #buildings# shall be 290 feet. In addition, for #buildings# that exceed a height of 230 feet, any #story# located within the highest 15 percent of the portion of such #building# above the maximum base height shall not exceed 90 percent of the gross area of that #story# located directly below the highest 15 percent of such portion of the #building#.

88-331 - Special height and setback regulations in Subdistrict A

LAST AMENDED
12/5/2024

For #zoning lots# in Subdistrict A of this Chapter, the regulations in Section 88-33 applicable to #wide streets# shall apply, except where modified or superseded by the regulations of this Section.

(a) Maximum #building# height

The maximum height of #buildings# shall be 430 feet.

(b) #Lot coverage#

The minimum #lot coverage# of the portion of a #building# above the maximum base height shall be 30 percent of the #lot area# of the #zoning lot#. However, any #story# located within the highest 15 percent of the portion of such #building# above the maximum base height may cover less than 30 percent of the #lot area# of a #zoning lot# provided that the gross area of any such #story# does not exceed 90 percent of the gross area of that #story# directly located below the highest 15 percent of such portion of the #building#.

(c) Modification of #bulk# regulations for #zoning lots# bounding a #public park#

In the case of a #zoning# #lot line# #abutting# the boundary of a #public park#, such #zoning# #lot line# shall be considered to be a #wide# #street line# for the purposes of applying all #bulk# regulations of this Resolution, except for #street wall# regulations. For the purposes of applying #street wall# regulations in the case of a #zoning# #lot line# #abutting# the boundary of a #public park#, a line no more than 45 feet west of and parallel to the nearest boundary line of the #public park# shall be considered a #wide# #street line#.

(d) #Street wall# location

The #street wall# provisions of this Chapter shall apply, except that, for the portion of a #building# bounding a #public park#, the #street wall# shall be located at the #street line# for at least 50 percent of the frontage bounding the #public park# and shall rise to the minimum base height, but not higher than the maximum base height.