



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

62-345 - Developments on floating structures

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LAST AMENDED

12/5/2024

In all districts, the underlying height and setback regulations shall be inapplicable to #developments# on #floating structures#, except for WD #uses# in C8 and #Manufacturing Districts#. In lieu thereof, the provisions of this Section shall apply.

#Base plane# shall be inapplicable for #floating structures#. Height shall be measured from the water line of the #floating structure# to the highest point of the roof or uppermost open deck. However, the following obstructions are permitted to penetrate a height limit:

Chimneys, flues or stacks;

Flagpoles, aerials or masts;

Parapet walls or safety enclosures, not more than four feet high; and

Wire, chain link or other transparent fences.

#Developments# permitted as-of-right pursuant to Section [62-25](#) shall not exceed a height of 23 feet. #Developments# on #floating structures# pursuant to the special permit provisions of Section [62-834](#) shall not exceed the height limits set forth in Column A of the table in this Section, except for navigational vessels being repurposed as #floating structures# in accordance with such special permit provisions. Such repurposed vessels shall be subject to the height limits set forth in Column B of the table.

HEIGHT LIMITS FOR FLOATING STRUCTURES

#Residential District#	#Commercial District#	#Manufacturing District#	Column A	Column B
			Maximum Structure Height (in feet)	Maximum Height of Repurposed Vessels (in feet)
R1 thru R5	C1 or C2 mapped in R1 thru R5 C3	-	23	40

R6	C1 or C2 mapped in R6	M1-1 M1-2 M1-4	40	60
	C4-1	M1-1A M1-2A		
	C7-1 C7-2	M2-1 M2-3		
	C8-1 C8-2 C8-3	M2-1A M2-2A M3-1 M3-2		
R7 R8	C1 or C2 mapped in R7 or R8	M1-3 M1-5 M1-3A M1-4A	50	70
	C1-6 C1-7	M2-2 M2-4		
	C2-6	M2-3A M2-4A		
	C4-2 C4-3 C4-4 C4-5			
	C6-1 C6-2			
	C7-3 C7-4			
	C8-4			
R9 R10 R11 R12	C1 or C2 mapped in R9 thru R12	M1-6 M1-5A M1-6A M1-7A M1-8A M1-9A	60	150
	C1-8 C1-9			
	C2-7 C2-8			
	C4-6 C4-7 C4- 8 C4-9			
	C4-11 C4-12			
	C5			
	C6-3 C6-4 C6-5 C6-6 C6-7 C6-8 C6-9			
	C6-11 C6-12			
	C7-7 C7-8 C7- 9			