**Zoning Resolution**

THE CITY OF NEW YORK
**Zohran K. Mamdani, Mayor**

CITY PLANNING COMMISSION
**Sideya Sherman, Chair**

# 62-345 - Developments on floating structures

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## 62-345 - Developments on floating structures

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

| Column A | Column B |
|---|---|

| #Residence District# | #Commercial District# | #Manufacturing District# | Maximum Structure Height (in feet) | Maximum Height of Repurposed Vessels (in feet) |
|---|---|---|---|---|
| R1 thru R5 | C1 or C2 mapped in R1 thru R5<br>C3 | - | 23 | 40 |
| R6 | C1 or C2 mapped in R6<br>C4-1<br>C7-1 C7-2<br>C8-1 C8-2 C8-3 | M1-1 M1-2<br>M1-4<br>M1-1A M1-2A<br>M2-1 M2-3<br>M2-1A M2-2A<br>M3-1 M3-2 | 40 | 60 |
| R7 R8 | C1 or C2 mapped in R7 or R8<br>C1-6 C1-7<br>C2-6<br>C4-2 C4-3 C4-4<br>C4-5<br>C6-1 C6-2<br>C7-3 C7-4<br>C8-4 | M1-3 M1-5<br>M1-3A M1-4A<br>M2-2 M2-4<br>M2-3A M2-4A | 50 | 70 |

| | | | | |
|---|---|---|---|---|
| R9 R10 R11 R12 | C1 or C2 mapped in R9 thru R12<br><br>C1-8 C1-9<br><br>C2-7 C2-8<br><br>C4-6 C4-7 C4-8 C4-9<br><br>C4-11 C4-12<br><br>C5<br><br>C6-3 C6-4 C6-5 C6-6 C6-7 C6-8 C6-9<br><br>C6-11 C6-12<br><br>C7-5 C7-6 C7-7 C7-8 C7-9 | M1-6<br><br>M1-5A M1-6A<br><br>M1-7A M1-8A M1-9A | 60 | 150 |