



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

74-88 - Modification of Height and Setback and Street Wall Regulations

File generated by <https://zr.planning.nyc.gov> on 12/21/2024

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LAST AMENDED

2/2/2011

Upon application, the City Planning Commission may permit the modification of height and setback and #street wall# regulations of Section [23-651](#) (Tower-on-a-base) and paragraph (a) of Section [35-64](#) (Special Tower Regulations for Mixed Buildings), except for the permitted tower coverage or the required #floor area# distribution below a height of 150 feet, and may permit modification of the requirements of paragraph (a)(1)(ii) of Section [24-54](#) (Tower Regulations), provided the Commission makes the following findings:

- (a) that such modification will enhance the contextual relationship of the #development# or #enlargement# to nearby #buildings# and improve the overall scale, site design and architectural harmony among #buildings# in the neighborhood; and
- (b) that such modification will not unduly obstruct access of light and air to the detriment of the occupants or users of the #buildings# in the #block# or nearby #blocks# or of people using the public #streets#.

The Commission may prescribe additional conditions and safeguards to minimize adverse effects on the scale and character of the surrounding area.