



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# **97-432 - Height and setback regulations in the Core Subdistrict and in areas outside of a subdistrict**

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97-432 - Height and setback regulations in the Core Subdistrict and in areas outside of a subdistrict

LAST AMENDED  
12/5/2024

(a) Street wall location

In all #Commercial Districts# within the Core Subdistrict and areas outside of a subdistrict, along 125th Street, the #street wall# location provisions of paragraph (a) of Section 35-631 shall apply. Along all other #streets# the #street wall# location provisions of paragraph (b) of Section 35-631 shall apply.

(b) Maximum height of building and setback

(1) Basic regulations

Within the Core Subdistrict, the minimum and maximum base height of the #street wall# and the maximum height of a #building or other structure# shall be as set forth in the following table:

MINIMUM BASE HEIGHT, MAXIMUM BASE HEIGHT AND MAXIMUM BUILDING HEIGHT			
District	#Street Wall# Height (in feet)		Maximum Height of #Building or Other Structure# inside Core Subdistrict (in feet)
	Minimum Base Height	Maximum Base Height inside Core Subdistrict	
C4-7	60	85	195
C6-3	60	85	165

All portions of #buildings or other structures# that exceed a height of 85 feet in C4-7 and C6-3 Districts shall provide a setback in accordance with the provisions of Section 23-433.

(2) Special regulations for certain C4-7 Districts

- (i) For the area located within 50 feet of the 126th Street frontage and between 200 feet east of Adam Clayton Powell Boulevard and 150 feet west of Lenox Avenue/Malcolm X Boulevard, the height of any portion of a #building or other structure# shall be limited to 80 feet.
- (ii) For #zoning lots# bounded by 125th Street, Park Avenue and 124th Street, the maximum height of a #building or other structure# shall be 330 feet.
- (iii) For Lots 1 and 7501 on Block 1910, the requirements of City Environmental Quality Review (CEQR) Environmental Designation Number (E-102) have been modified, as set forth in the Technical

(3) Special regulations for C6-3 Districts

In C6-3 Districts, the maximum length of any #story# located above a height of 85 feet shall not exceed 150 feet. Such length shall be measured by inscribing within a rectangle the outermost walls at the level of each #story# entirely above a height of 85 feet. No side of such rectangle shall exceed a width of 150 feet.

(c) Maximum height of building and setback in areas outside of a subdistrict

Except as otherwise set forth in paragraph (b)(2) above, in areas outside of a subdistrict, the following minimum and maximum base height of the #street wall# and the maximum height of a #building or other structure# shall be applied:

- (1) in C4-7 Districts, the height and setback regulations applicable to an R10A District shall apply; and
- (2) in C6-3 Districts, the height and setback regulations applicable to an R9A District shall apply.