



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

82-32 - Height and Setback Regulations

File generated by <https://zr.planning.nyc.gov> on 1/21/2025

82-32 - Height and Setback Regulations

LAST AMENDED

12/5/2024

Within the Special District, all #buildings# shall be subject to the height and setback regulations of Section [35-63](#) (Height and Setback Requirements in Commercial Districts with R6 Through R12 Equivalency), except as follows:

- (a) for any portion of a building that qualifies as a “tower”, the provisions of Section [82-321](#) (Special tower coverage and setback regulations) shall apply;
- (b) #street wall# provisions shall be modified in Section [82-322](#) (Street walls along certain street lines);
- (c) permitted obstructions above a required setback shall be modified pursuant to the provisions of Section [82-323](#) (Permitted obstructions within required setback areas); and
- (d) special height limitations at certain locations shall apply, pursuant to the provisions of Section [82-324](#) (Special height limitations).

82-321 - Special Tower Coverage and Setback Regulations

LAST AMENDED

12/5/2024

The requirements set forth in Section [23-435](#) (Tower regulations) for any #building#, or portion thereof, that qualifies as a “tower” shall apply, except as modified in this Section.

- (a) At any level at or above a height of 85 feet above #curb level#, a tower shall occupy in the aggregate not less than 30 percent of the #lot area# of a #zoning lot#. However, any #story# located within the highest 15 percent of the tower 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 below the highest 15 percent of the tower.
- (b) At all levels at or above a height of 85 feet from #curb level#, the minimum required setback of the #street wall# of a tower shall be at least 15 feet from the #street line# of Broadway or Columbus Avenue, and at least 20 feet on a #narrow street#.
- (c) At least 60 percent of the total #floor area# permitted on a #zoning lot# shall be within #stories# located partially or entirely below a height of 150 feet from #curb level#.

For the purposes of determining allowable #floor area#, where a #zoning lot# has a mandatory 85 foot high #street wall# requirement along Broadway, the portion of the #zoning lot# located within 50 feet of Broadway shall not be included in #lot area# unless such portion contains or will contain a #building# with a wall at least 85 feet high coincident with the entire #street line# of Broadway.

For the purposes of determining the permitted tower coverage in Block 3, as indicated on the District Plan in Appendix A of this Chapter, that portion of a #zoning lot# located within 100 feet of the west #street line# of Central Park West shall be treated as if it were a separate #zoning lot# and the tower regulations shall not apply to such portion.