



## Zoning Resolution

THE CITY OF NEW YORK  
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION  
Daniel R. Garodnick, Chair

# 123-652 - Special base and building heights

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## 123-652 - Special base and building heights

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LAST AMENDED

12/5/2024

Where the designated #Residence District# is an R6 through R12 District, the following shall apply.

(a) Districts with a letter suffix

Where the designated #Residence District# is an R6 through R12 District with a letter suffix, the minimum base height, maximum base height and maximum #building# height shall be as set forth in the table in Section [23-432](#) (Height and setback requirements) for the applicable #Residence District#. Separate maximum base heights and maximum #building# heights are set forth for #zoning lots# containing standard #residences# and #zoning lots# containing #qualifying affordable housing# or #qualifying senior housing#. For portions of a #building# #street wall# that exceed the maximum base height, a setback shall be provided at a height not lower than the minimum base height or higher than the maximum base height, in accordance with Section [23-433](#) (Standard setback regulations).

However, for M1 Districts with an A suffix paired with a #Residence District#, the applicable height and setback regulations for the district shall be whichever regulations permit the tallest overall heights between the height and setback regulations applicable to the particular #Manufacturing District# set forth in the table in Section [43-46](#) (Height and Setback Provisions for Districts With an A Suffix), or the height and setback regulations applicable to the particular #Residence District# set forth in Section [23-432](#). In either case, for #zoning lots#

with a #lot area# greater than or equal to 20,000 square feet, a #building# may exceed the maximum #building# heights established in such tables by 25 percent.

(b) Districts without a letter suffix

Where the designated #Residence District# is an R6 through R12 District without a letter suffix, the minimum base height, maximum base height and maximum #building# height shall be as set forth in the following table. For portions of a #building# #street wall# that exceed the maximum base height, at a height not lower than the minimum base height or higher than the maximum base height, a setback shall be provided in accordance with Section [23-433](#).

MAXIMUM BASE HEIGHT AND MAXIMUM #BUILDING# HEIGHTS

| District        | Minimum Base Height (in feet) | Maximum Base Height (in feet) | Maximum Height of #Buildings or other Structures# (in feet) |
|-----------------|-------------------------------|-------------------------------|---|
| R6-2            | 30                            | 55                            | 90  |
| R6 R6-1         | 40                            | 65                            | 120   |
| R7-1 R7-2       | 40                            | 85                            | 150   |
| R7-3            | 60                            | 105                           | 180   |
| R8              | 60                            | 105                           | 210   |
| R8 <sup>1</sup> | 60                            | 125                           | 250   |
| R9              | 60                            | 135                           | 280   |
| R9-1            | 60                            | 155                           | 310   |
| R10             | 60                            | 155                           | 350   |

|     |    |     |    |
|-----|----|-----|----|
| R11 | 60 | 155 | 40 |
| R12 | 60 | 155 | 49 |

1 for #UAP developments# or #qualifying senior housing# on #zoning lots#, or portions thereof, within 100 feet of a #wide street#

However, for M1 Districts with an A suffix paired with a #Residence District#, the applicable height and setback regulations for the district shall be whichever regulations permit the tallest overall heights between the height and setback regulations applicable to the particular #Manufacturing District# set forth in the table in Section [43-46](#), or the height and setback regulations applicable to the particular #Residence District# set forth in this Section.

In addition, for all #buildings#, the maximum #building# heights set forth in this paragraph may be increased by 25 percent, provided that the gross area of any such #story# located above the maximum #building# height does not exceed 90 percent of the gross area of that #story# located directly below the maximum #building# height.