



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

101-22 - Special Height and Setback Regulations

File generated by <https://zr.planning.nyc.gov> on 4/19/2026

101-22 - Special Height and Setback Regulations

LAST AMENDED

3/10/2026

The height of all #buildings or other structures# shall be measured from the #base plane#. The provisions of Section [101-221](#) (Permitted Obstructions) shall apply to all #buildings# within the #Special Downtown Brooklyn District#.

In R7-1, C5-4, C6-1, C6-4, C6-9 and C6-12 Districts, except C6-1A Districts, the underlying height and setback regulations shall apply except as modified by the provisions of this Section. #Buildings or other structures# within the Schermerhorn Street Height Limitation Areas shall comply with the provisions of Section [101-30](#) (SPECIAL PROVISIONS WITHIN HEIGHT LIMITATION AREAS).

101-221 - Permitted obstructions

LAST AMENDED

12/5/2024

The provisions of Section [33-42](#) (Permitted Obstructions) shall apply to all #buildings# within the #Special Downtown Brooklyn District#, except that dormers may penetrate a maximum base height in accordance with the provisions of paragraph (b) of Section [23-413](#) (Permitted obstructions in certain districts).

101-222 - Standard height and setback regulations

LAST AMENDED

3/10/2026

C2-4/R7-1 C6-1 C6-4.5 C6-6 C6-9 C6-12

In the districts indicated, except C6-1A Districts, a #building or other structure# shall not exceed the applicable maximum #building# height set forth in the table in this Section. Furthermore, any portion of a #building or other structure# that exceeds the applicable maximum base height shall provide a setback pursuant to the provisions of Section [23-433](#) (Standard setback regulations).

MAXIMUM BASE HEIGHTS AND MAXIMUM BUILDING HEIGHTS IN C2-4/R7-1, C6-1, C6-4.5, C6-6, C6-9 AND C6-12 DISTRICTS

| District | Maximum base height | | Maximum #building# height | |
|---------------------|------------------------------------|------------------------------------|------------------------------------|------------------------------------|
| | Beyond 100 feet of a #wide street# | Within 100 feet of a #wide street# | Beyond 100 feet of a #wide street# | Within 100 feet of a #wide street# |
| C2-4/R7-1 | 85 | 85 | 165 | 165 |
| C6-1 | 125 | 155 | 185 | 215 |
| C6-4.5 C6-6 C6-9 | 125 | 155 | 255 | 255 |
| C6-12 | 155 | 155 | 395 | 395 |

C5-4 C6-4

In the districts indicated, the underlying height and setback provisions applicable to an R10A District shall apply. However, the minimum base height requirements need not apply.

101-223 - Tower regulations

LAST AMENDED

3/10/2026

C5-4 C6-1 C6-4 C6-6 C6-9 C6-12

In the districts indicated, except C6-1A Districts, above the maximum base heights specified pursuant to Section [101-222](#) (Standard height and setback regulations), tower provided in accordance with the provisions of Section [23-435](#) (Tower regulations) shall be permitted as an alternative to the maximum #building# heights specified in Section [101-222](#). For #buildings or other structures# utilizing such provisions, no height limit shall apply, except that, in C6-1 Districts, the maximum height shall be 495 feet.

101-224 - Special provision for certain sites

LAST AMENDED

3/10/2026

For #large qualifying sites# that have below-grade transit infrastructure which occupies at least 30 percent of the #lot area#, the underlying setback requirements shall be modified to exempt up to 30 percent of the total #street wall# width of the #development# from such setback requirements.