Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

107-73 - Exceptions to Height Regulations

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LAST AMENDED
6/29/1989

For any #development#, the City Planning Commission may grant a special permit to modify the height regulations as set forth in Section 23-42 (Height and Setback Requirements in R1 Through R5 Districts) and Section 107-43, provided that the Commission finds that:

(a) such #development# is so located as not to impair the essential character of the surrounding area;

(b) by concentrating permitted #floor area# in a #building# or #buildings# of greater height covering less land, the preservation of existing topography, #designated open space# or the protection of an outstanding view from a public space, will be assured, and that such preservation would not be possible by careful siting of lower #buildings# containing the same permitted #floor area# and covering more land; and

(c) that the #development's# design proposals take full advantage of all special characteristics of the site.