



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

135-25 - Special Height and Setback Regulations

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LAST AMENDED
12/20/2023

The underlying height and setback provisions are modified by the provisions of this Section.

Pursuant to Section [135-31](#) (Special Visual Corridor Requirements), required visual corridors shall be considered #streets#. Such visual corridors shall be considered #wide streets# for the purposes of applying the height and setback regulations of this Section.

(a) Base heights and maximum #building# heights

The table below sets forth the minimum and maximum base height, the maximum transition height, where applicable, the maximum height of a #building or other structure# and the maximum number of #stories# for #buildings# in the #Special Bay Street Corridor District#.

In all subdistricts, a setback is required for all portions of #buildings or other structures# that exceed the maximum base height specified for the subdistrict, and shall be provided in accordance with paragraph (b) of this Section.

In Subdistrict A and Subarea B1, any portion of a #building or other structure# located above the maximum transition height, and in Subarea B2 and Subdistrict C, any portion of a #building or other structure# located above the maximum base height, shall be subject to the maximum #street wall# width restrictions set forth in paragraph (c) of this Section.

MAXIMUM BASE HEIGHTS AND MAXIMUM #BUILDING# HEIGHTS

| Subdistrict or Subarea, as applicable | Minimum Base Height (in feet) | Maximum Base Height (in feet) | Maximum Transition Height (in feet) | Maximum Height of #Buildings or Other Structures# in Certain Locations (in feet) | Maximum Number of #Stories# |
|---------------------------------------|-------------------------------|-------------------------------|-------------------------------------|--|-----------------------------|
| A | 40 | 65 | 85 | 125 | 12 |
| B1 | 40 | 65 | 85 | 125 | 12 |
| B2 | 40 | 65 | N/A | 125 | 12 |

| | | | | | |
|----|----|----|-----|----|---|
| C | 40 | 65 | N/A | 85 | 8 |
| D1 | 40 | 65 | N/A | 75 | 7 |
| D2 | 40 | 65 | N/A | 65 | 6 |
| E | 30 | 45 | N/A | 55 | 5 |
| F | 40 | 65 | N/A | 85 | 8 |

(b) Required setbacks

At a height not lower than the minimum base height or higher than the maximum base height specified for the subdistrict in the table in paragraph (a), a setback with a depth of at least 15 feet shall be provided from any #street wall# fronting on a #narrow street#, and a setback with a depth of at least 10 feet shall be provided from any #street wall# fronting on a #wide street#.

In addition, the underlying provisions of paragraphs (c)(2) through (c)(4) of Section [23-662](#) (Maximum height of buildings and setback regulations) shall apply to such setbacks.

(c) Maximum #street wall# width in Subdistricts A, B and C

In Subdistricts A, B and C, the maximum #building# height set forth in the table in paragraph (a) shall only be permitted within 100 feet of #streets# intersecting Bay Street. In addition, in Subdistrict A and Subarea B2, such maximum #building# height shall be permitted beyond 100 feet of #streets# intersecting Bay Street, provided that the maximum #street wall# width above the maximum base height does not exceed 100 feet.

In all such Subdistricts, at least 60 feet of separation shall exist between any portions of #buildings# located above such maximum transition height, or maximum base height, as applicable.

(d) Dormer provisions

The underlying dormer provisions of paragraph (c) of Section [23-623](#) (Permitted obstructions in certain districts) shall apply, except that no dormer shall be permitted above a height of 85 feet, or above the maximum height of the #building or other structure# permitted in paragraph (a) of this Section, whichever is less.