



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

139-234 - Special height and setback regulations in Subdistrict B

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LAST AMENDED
12/5/2024

In Subdistrict B, the underlying district regulations shall be modified by the provisions of this Section.

(a) Street wall location

In #Manufacturing Districts#, 30 percent of the #street wall# shall be located within eight feet of the #street line# and shall extend to at least the minimum base height specified in paragraph (b) of this Section, or the height of the #building#, whichever is lower.

In #Mixed Use Districts#, the #street wall# location provisions of paragraph (a) of Section [123-651](#) shall apply, except that the #street wall# shall extend to at least the minimum base height specified in paragraph (b) of this Section.

(b) Minimum and maximum base heights

In all districts, #street walls# shall rise without setback to a minimum base height set forth in this paragraph (b) or the height of the #building#, whichever is less, and may rise to a maximum base height as set forth in this paragraph (b). In #Manufacturing Districts#, minimum and maximum base heights and maximum heights of #buildings or other structures# shall be as set forth in Table 1 below. In #Mixed Use Districts#, such regulations shall be as set forth in Table 2.

Table 1

MINIMUM BASE HEIGHT, MAXIMUM BASE HEIGHT, AND MAXIMUM BUILDING HEIGHT – FOR M1-4 DISTRICTS (in feet)

| | Minimum base height | Maximum base height | Maximum #building# height |
|---------------|---------------------|---------------------|---------------------------|
| in Subarea B1 | 15 | 95 | 115 |
| in Subarea B2 | 15 | 65 | 85 |

Table 2

MINIMUM BASE HEIGHT, MAXIMUM BASE HEIGHT, AND MAXIMUM BUILDING HEIGHT – FOR MIXED USE DISTRICTS (in feet)

| | Minimum base height | Maximum base height | Maximum #building# height |
|----------|------------------------|------------------------|---------------------------------|
| M1-4/R6B | 30 | 45 | 55 |
| M1-4/R6A | 40 | 65 | 85 |
| M1-4/R7A | 40 | 75 | 95 |
| M1-4/R7X | 60 | 105 | 145 |

For #zoning lots# with a #lot area# greater than or equal to 20,000 square feet, and located in a #Manufacturing District#, a #building# containing non-#residential uses# may exceed the maximum #building# heights established in Table 1 by 30 feet.

For #zoning lots# adjoining the portion of Degraw Street located between Nevins Street and Third Avenue, the heights listed in Table 2 are modified so that within 100 feet of Degraw Street, the maximum base height is 95 feet, and the maximum #building# height is 125 feet.

(c) Setback requirements

At a height not lower than the minimum base height or higher than the maximum base height, a setback shall be provided which complies with the requirements of Section [23-433](#) (Standard setback regulations).