Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

23-424 - Height and setback requirements for qualifying residential sites

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LAST AMENDED
12/5/2024

R1 R2 R3 R4 R5

In the districts indicated, for #qualifying residential sites#, the height and setback modifications set forth in this Section shall apply.

The maximum base height and maximum #building# height shall be as set forth in the following table. At a height not higher than the maximum base height, a setback shall be provided in accordance with Section 23-423.

MAXIMUM BASE HEIGHT AND MAXIMUM #BUILDING# HEIGHTS FOR #QUALIFYING RESIDENTIAL SITES# AND #QUALIFYING SENIOR HOUSING#

District	Maximum Base Height (in feet)	Maximum Height of #Buildings o other Structures# (in feet
R1-1 R1-2 R1-2A R2 R2A R2X R3-1 R3-2 R3A R3X	35	3
R4 R4-1 R4A R4B	35	4
R5 R5A R5B R5D	45	5