Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

121-33 - Height and Setback Regulations

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121-33 - Height and Setback Regulations

LAST AMENDED
8/14/2025

All #zoning lots# shall follow the underlying height and setback regulations.

121-331 - Street wall regulations

LAST AMENDED
8/14/2025

For all #buildings#, 100 percent of the width of #street walls# along a #street# frontage at the #ground floor level# shall be located within eight feet of the #street line#. For any #story# above the #ground floor level#, at least 70 percent of the width of #street walls# shall be located within eight feet of the #street line# and extend to at least a minimum base height of 60 feet, or the height of the #building#, whichever is less; or as modified by Section 121-332 (Base Height Regulations). Up to 30 percent of the #aggregate width of street walls# above the ground floor may be recessed beyond eight feet of the #street line#, provided that any such recesses deeper than 10 feet along a #wide street# or 15 feet along a #narrow street# are located within an #outer court#. In addition, the #street wall# location provision of this paragraph shall not apply along such #street line# occupied by a #public plaza# as set forth in Section 37-70 (PUBLIC PLAZAS), nor within 15 feet of a landmark #building or other structure#.

121-332 - Base height regulations

Except for #zoning lots# located south of West 31st Street and east of Avenue of the Americas, the maximum base height of a #street wall# may vary between the applicable maximum set forth in the underlying regulations, inclusive, and the height of the #street wall# of adjacent #building# before setback, if such height is higher than the maximum base height.