Zoning Resolution

THE CITY OF NEW YORK
Bill de Blasio, Mayor

CITY PLANNING COMMISSION
Marisa Lago, Chair

23-674 - Special height and setback regulations for certain sites in Community District 9, Borough of Manhattan

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Within the boundaries of Community District 9 in the Borough of Manhattan, all buildings located in R8 Districts north of West 125th Street shall be developed or enlarged pursuant to the Quality Housing Program. The underlying bulk regulations for Quality Housing buildings shall apply, except as follows:

(a) the maximum height of a building or other structure set forth in Section 23-662 shall be modified so that the maximum height of a building or other structure, or portion thereof, within 100 feet of a wide street shall be 120 feet, and the maximum height of a building or other structure, or portion thereof, on a narrow street beyond 100 feet of a wide street shall be 105 feet; and

(b) the alternate height and setback regulations for certain Quality Housing buildings in non-contextual districts, as set forth in paragraph (c) of Section 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors) shall not apply to buildings on zoning lots meeting the criteria set forth in paragraph (a) of Section 23-664.