



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

35-654 - Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors

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LAST AMENDED
2/14/2018

C1 C2 C4 C5 C6

In the districts indicated, the provisions of this Section shall apply to #Quality Housing buildings# on #zoning lots# meeting the criteria set forth in paragraph (a) of Section [23-664](#) (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors).

For all such #Quality Housing buildings#, the maximum base and #building# heights established in Sections [35-652](#) and [23-662](#) (Maximum height of buildings and setback regulations) shall be modified in accordance with the table in paragraph (b) of Section [23-664](#) for the #Residence District# within which such #Commercial Districts# are mapped, or the applicable residential equivalent set forth in the tables in Section [35-23](#) (Residential Bulk Regulations in Other C1 or C2 Districts or in C3, C4, C5 or C6 Districts). Separate maximum #building# heights are set forth within such table for #Quality Housing buildings# with #qualifying ground floors# and for those with #non-qualifying ground floors#. However:

- (a) for C4-4L Districts, the maximum #building height# shall be increased to 115 feet for #buildings# with #qualifying ground floors#, or 11 #stories#, whichever is lower, for #buildings# with #non-qualifying ground floors#. For #buildings# with #non-qualifying ground floors#, the maximum height shall be reduced to 110 feet; and
- (b) for such #Quality Housing buildings# in C1 or C2 Districts mapped within R6 through R8 Districts without a letter suffix or within an R9-1 District, or in other #Commercial Districts# with a residential equivalent of an R6 through R8 District without a suffix, the #street wall# location and height and setback provisions of Sections [35-651](#) and [35-652](#) need not apply to #buildings# on #zoning lots# that meet the criteria set forth in:
 - (1) paragraph (a)(3) of Section [23-664](#); or
 - (2) paragraph (a)(4) of Section [23-664](#) and such #zoning lots# are located within 150 feet of the types of transportation infrastructure listed in paragraphs (c)(2)(i) through (c)(2)(iv) of Section [23-664](#). Such 150-foot measurement shall be measured perpendicular to the edge of such infrastructure.

In lieu thereof, the alternative height and setback regulations set forth in paragraph (c) of Section [23-664](#) shall apply.