



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

62-343 - Developments on floating structures

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LAST AMENDED

6/6/2024

In all districts, the underlying height and setback regulations shall be inapplicable to #developments# on #floating structures#, except for WD #uses# in C8 and #Manufacturing Districts#. In lieu thereof, the provisions of this Section shall apply.

#Base plane# shall be inapplicable for #floating structures#. Height shall be measured from the water line of the #floating structure# to the highest point of the roof or uppermost open deck. However, the following obstructions are permitted to penetrate a height limit:

Chimneys, flues or stacks;

Flagpoles, aerals or masts;

Parapet walls or safety enclosures, not more than four feet high; and

Wire, chain link or other transparent fences.

#Developments# permitted as-of-right pursuant to Section [62-25](#) shall not exceed a height of 23 feet. #Developments# on #floating structures# pursuant to the special permit provisions of Section [62-834](#) shall not exceed the height limits set forth in Column A of the table in this Section, except for navigational vessels being repurposed as #floating structures# in accordance with such special permit provisions. Such repurposed vessels shall be subject to the height limits set forth in Column B of the table.

HEIGHT LIMITS FOR FLOATING STRUCTURES

			Column A	Column B
#Residential District#	#Commercial District#	#Manufacturing District#	Maximum Structure Height	Maximum Height of Repurposed Vessels
R1 thru R5	C1 or C2 mapped in R1 thru R5 C3	-	23 ft.	40 ft.

R6	<p>C1 or C2 mapped in R6</p> <p>C4-1</p> <p>C7-1 C7-2</p> <p>C8-1 C8-2 C8-3</p>	<p>M1-1 M1-2 M1-4</p> <p>M1-1A M1-2A</p> <p>M2-1 M2-3</p> <p>M2-1A M2-2A</p> <p>M3-1 M3-2</p>	40 ft.	60 ft.
R7 R8	<p>C1 or C2 mapped in R7 or R8</p> <p>C1-6 C1-7</p> <p>C2-6</p> <p>C4-2 C4-3 C4-4 C4-5</p> <p>C6-1 C6-2</p> <p>C7-3 C7-4</p> <p>C8-4</p>	<p>M1-3 M1-5</p> <p>M1-3A M1-4A</p> <p>M2-2 M2-4</p> <p>M2-3A M2-4A</p>	50 ft.	70 ft.
R9 R10	<p>C1 or C2 mapped in R9 or R10</p> <p>C1-8 C1-9</p> <p>C2-7 C2-8</p> <p>C4-6 C4-7</p> <p>C5</p> <p>C6-3 C6-4 C6-5 C6-6 C6-7</p> <p>C6-8 C6-9</p> <p>C7-5 C7-6 C7-7</p> <p>C7-8 C7-9</p>	<p>M1-6</p> <p>M1-5A M1-6A M1-7A M1-8A M1-9A</p>	60 ft.	150 ft.