



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

101-223 - Tower regulations

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LAST AMENDED
11/16/2016

C5-4 C6-1 C6-4 C6-6 C6-9

In the districts indicated, except C6-1A Districts, the provisions of this Section shall apply as an alternative to the provisions of Section [101-222](#) (Standard height and setback regulations).

(a) Setback requirements for residential towers

For buildings that contain residential floor area above a height of 85 feet, a setback is required for all portions of such buildings that exceed a height of 85 feet. Such portions of buildings shall be set back at least 10 feet from a wide street line and at least 15 feet from a narrow street line.

(b) Setback requirements for commercial or community facility towers

For buildings that contain commercial or community facility floor area above a height of 85 feet, a setback is required for all portions of such buildings that exceed a height of 85 feet.

For zoning lots that do not exceed a lot area of 15,000 square feet, such portions of buildings shall be set back at least 10 feet from a wide street line and at least 15 feet from a narrow street line. For zoning lots that exceed an area of 15,000 square feet, such portions shall be set back at least 20 feet from any street line.

However, setbacks shall not be required for any portion of a building fronting upon the south side of Willoughby Street between Gold Street and the Flatbush Avenue Extension, or upon that portion of the Flatbush Avenue Extension between Willoughby Street and DeKalb Avenue within 250 feet of Willoughby Street, or for any building fronting upon the north side of Willoughby Street between Gold Street and the Flatbush Avenue Extension, provided that this exemption shall not be applicable to portions of buildings above 85 feet that contain residential floor area.

(c) Lot coverage requirements for towers

All buildings, or portions thereof, shall have a maximum lot coverage of 65 percent of the lot area of the zoning lot above a height of 150 feet, up to a height of 300 feet. Above a height of 300 feet, all buildings, or portions thereof, shall have a maximum lot coverage of 50 percent of the lot area of the zoning lot. However, any portion of a building containing residential floor area above a height of 150 feet shall have a maximum lot coverage of 40 percent of the lot area of the zoning lot or, for zoning lots less than 20,000 square feet, the percentage set forth in the table in this Section:

LOT COVERAGE OF TOWERS ON SMALL ZONING LOTS

Area of Zoning Lot (in sq. ft.)	Maximum Percentage of Lot Coverage
10,500 or less	50
10,501 to 11,500	49

11,501 to 12,500	48
12,501 to 13,500	47
13,501 to 14,500	46
14,501 to 15,500	45
15,501 to 16,500	44
16,501 to 17,500	43
17,501 to 18,500	42
18,501 to 19,999	41

(d) Maximum #building# height

In C6-1 Districts, the maximum height of a #building or other structure# shall be 495 feet. No height limit shall apply within a C5-4, C6-4, C6-6 or C6-9 District.