



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

93-58 - Special Permit for Modification of Height and Setback Regulations

File generated by <https://zr.planning.nyc.gov> on 10/1/2023

93-58 - Special Permit for Modification of Height and Setback Regulations

LAST AMENDED 10/21/2021

Within the #Special Hudson Yards District#, except within C1-7A Districts, or C2-5 Districts mapped within R8A Districts, for #developments# or #enlargements# on #zoning lots# with at least 20,000 square feet of #lot area# or #developments# or #enlargements# on any size #zoning lot# that occupy the entire #block# front along a #wide street#, the City Planning Commission may modify the regulations set forth in Sections [93-40](#) (HEIGHT AND SETBACK REGULATIONS), inclusive, and [93-50](#) (SPECIAL HEIGHT AND SETBACK REGULATIONS), inclusive, provided the Commission finds that:

- (a) such modifications will result in a better distribution of #bulk# on the #zoning lot# and will not adversely affect access to light and air for surrounding public access areas, #streets# and properties;
- (b) where the #development# or #enlargement# is subject to the requirements of Sections [93-60](#) (MANDATORY IMPROVEMENTS), inclusive, or [93-70](#) (PUBLIC ACCESS REQUIREMENTS FOR SPECIAL SITES), inclusive, such modifications will not impair the quality of such public access areas on the #zoning lot#;
- (c) such modifications are consistent with the goal of the special district to provide flexibility of architectural design and encourage more attractive building forms; and
- (d) such modifications will result in a #development# or #enlargement# that enhances the streetscape and will be compatible with development in the surrounding area.

The Commission may prescribe additional conditions and safeguards to minimize adverse effects of the #development# or #enlargement# on the character of the surrounding area.