Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

117-24 - Special Height and Setback Regulations

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117-24 - Special Height and Setback Regulations

LAST AMENDED
11/12/2025

The height and setback regulations of the underlying districts shall apply, except as modified by the provisions this Section, inclusive.

117-241 - Street wall location

LAST AMENDED
11/12/2025

In M1 Districts paired with a #Residence District#, the #street wall# location provisions of paragraph (a) of Section 123-651 shall apply, except that:

(a) along the portion of Vernon Boulevard south of 45th Avenue, the #street line# shall be considered a line, parallel to the Vernon Boulevard #street line#, located at a depth of five feet within the #zoning lot#; and

(b) along the following #street# frontages, for #developments# where the #street wall# width exceeds 150 feet, a minimum of 20 percent of the surface area of such #street walls# above the level of the #second story#, or a height of 30 feet, whichever is lower, shall either recess or project a minimum of three feet from the remaining surface of the #street wall#:

(1) 46th Avenue;

(2) 45th Road; and

(3) 44th Drive.

117-242 - Height and setback

LAST AMENDED
11/12/2025

In M1 Districts paired with an R9 or R10 District, the following height and setback modifications shall apply:

(a) the maximum base height for both districts shall be 155 feet;

(b) for #zoning lots# located north of Queens Plaza North, the maximum height limit for #residential buildings# or #residential# portions of #buildings#:

(1) within 100 feet of 21st Street shall be 350 feet; and

(2) beyond 100 feet of 21st Street shall be 750 feet; and

(c) in other locations, no maximum height limit shall apply.