

Zoning Resolution

THE CITY OF NEW YORK

CITY PLANNING COMMISSION

Eric Adams, Mayor

Daniel R. Garodnick, Chair

24-521 - Front setbacks in districts where front yards are required

File generated by https://zr.planning.nyc.gov on 12/8/2025

24-521 - Front setbacks in districts where front yards are required

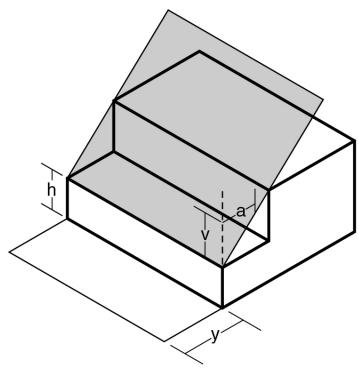
LAST AMENDED 3/22/2016

R1 R2 R3 R4 R5

In the districts indicated, except R5D Districts, where #front yards# are required, the front wall or any other portion of a #building or other structure# shall not penetrate the #sky exposure plane# set forth in the following table:

MAXIMUM HEIGHT OF FRONT WALL AND REQUIRED FRONT SETBACKS

Height above #Front Yard Line# (in feet)	#Sky Exposure Plane#				District
	Slope over #Zoning Lot# (expressed as a ratio of vertical distance to horizontal distance)				
	On #Narrow Street#		On #Wide Street#		
	Vertical Distance	Horizontal Distance	Vertical Distance	Horizontal Distance	
25	1 to	1	1 to	1	R1 R2 R3
35	1 to	1	1 to	1	R4 R5



- a Horizontal distance
- h Height of sky exposure plane above front yard line level
- v Vertical distance
- y Depth of required front yard



SKY EXPOSURE PLANE R1, R2, R3, R4, R5 Districts