



## **Zoning Resolution**

**THE CITY OF NEW YORK**  
**Zohran K. Mamdani, Mayor**

**CITY PLANNING COMMISSION**  
**Daniel R. Garodnick, Chair**

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

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

**LAST AMENDED**

3/22/2016

R1 R2 R3 R4 R5

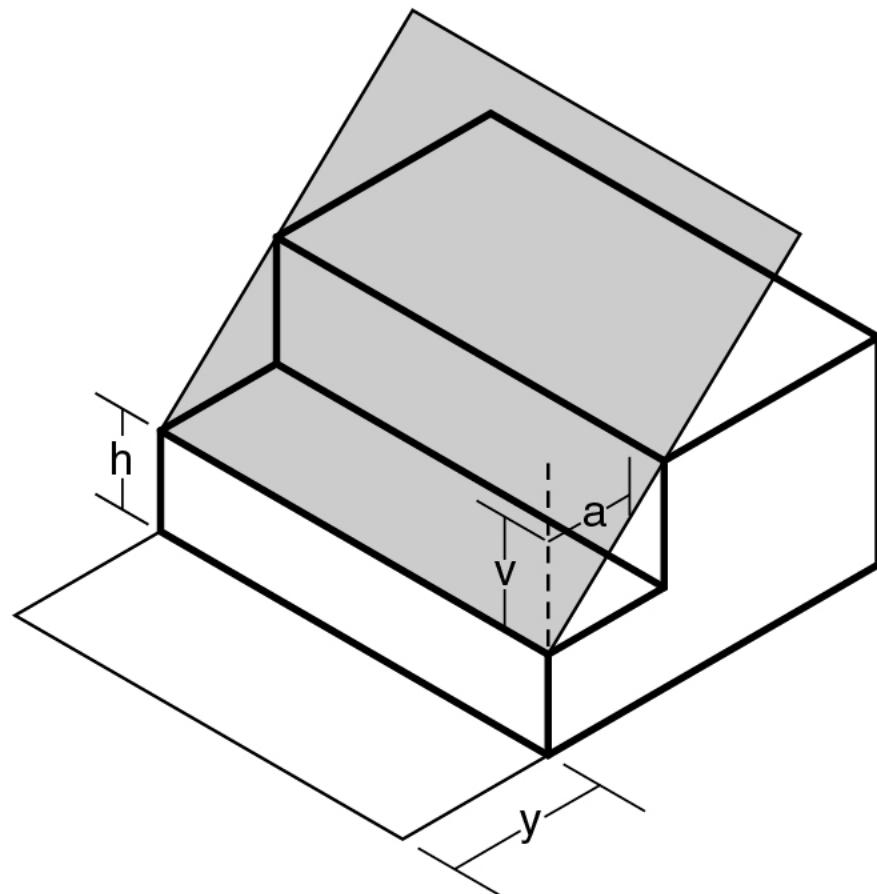
In the districts indicated, except R5D Districts, where #front yards# are required, the front wall or any other portion of a #building or other structure# shall not penetrate the #sky exposure plane# set forth in the following table:

## MAXIMUM HEIGHT OF FRONT WALL AND REQUIRED FRONT SETBACKS

#Sky Exposure Plane#			
<hr/>			
Height above #Front Yard Line# (in feet)	Slope over #Zoning Lot# (expressed as a ratio of vertical distance to horizontal distance)		
<hr/>		District	
On #Narrow Street#		On #Wide Street#	
<hr/>			
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*

## SKY EXPOSURE PLANE

R1, R2, R3, R4, R5 Districts