



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

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

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LAST AMENDED

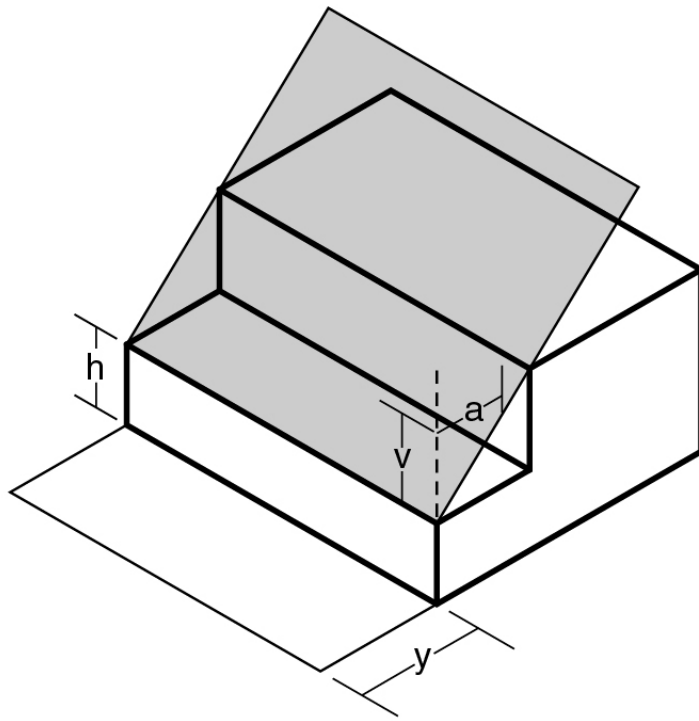
3/22/2016

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

v - Vertical distance

h - Height of *sky exposure plane*
above *front yard line level*

y - Depth of required
front yard

 *Sky Exposure Plane*

SKY EXPOSURE PLANE

R1, R2, R3, R4, R5 Districts