



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

File generated by <https://zr.planning.nyc.gov> on 2/6/2026

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

LAST AMENDED
3/22/2016

R1 R2 R3 R4 R5

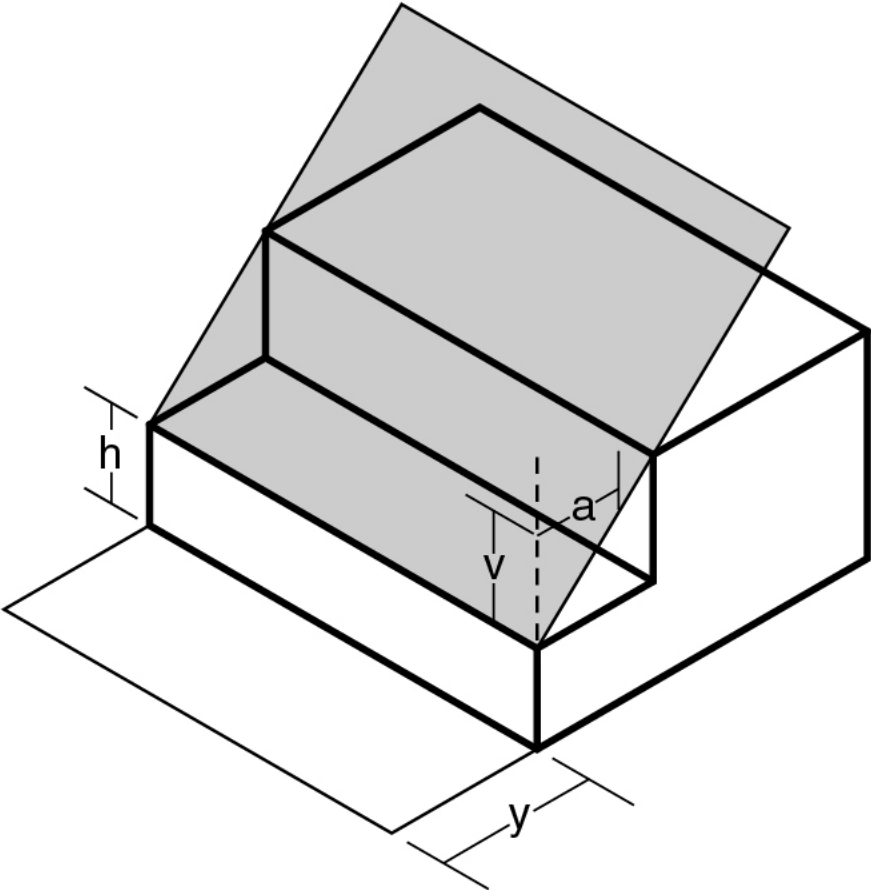
In the districts indicated, except R5D Districts, where #front yards# are required, the front wall or any other portion of a #building or other structure# shall not penetrate the #sky exposure plane# set forth in the following table:

MAXIMUM HEIGHT OF FRONT WALL AND REQUIRED FRONT SETBACKS

#Sky Exposure Plane#				
Height above #Front Yard Line# (in feet)	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
				District

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 <i>sky exposure plane</i> above <i>front yard line level</i>	y - Depth of required <i>front yard</i>

	<i>Sky Exposure Plane</i>
---	---------------------------

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