



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

24-522 - Front setbacks in districts where front yards are not required

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24-522 - Front setbacks in districts where front yards are not required

LAST AMENDED

12/5/2024

R6 R7 R8 R9 R10 R11 R12

In the districts indicated without a letter suffix, if the front wall or other portion of a #building or other structure# is located at the #street line# or within the #initial setback distance# set forth in the table in this Section, the height of such front wall or other portion of a #building or other structure# shall not exceed the maximum height above #curb level# set forth in the table. Above such specified maximum height and beyond the #initial setback distance#, the #building or other structure# shall not penetrate the #sky exposure plane# set forth in the table:

MAXIMUM HEIGHT OF FRONT WALL AND REQUIRED FRONT SETBACKS

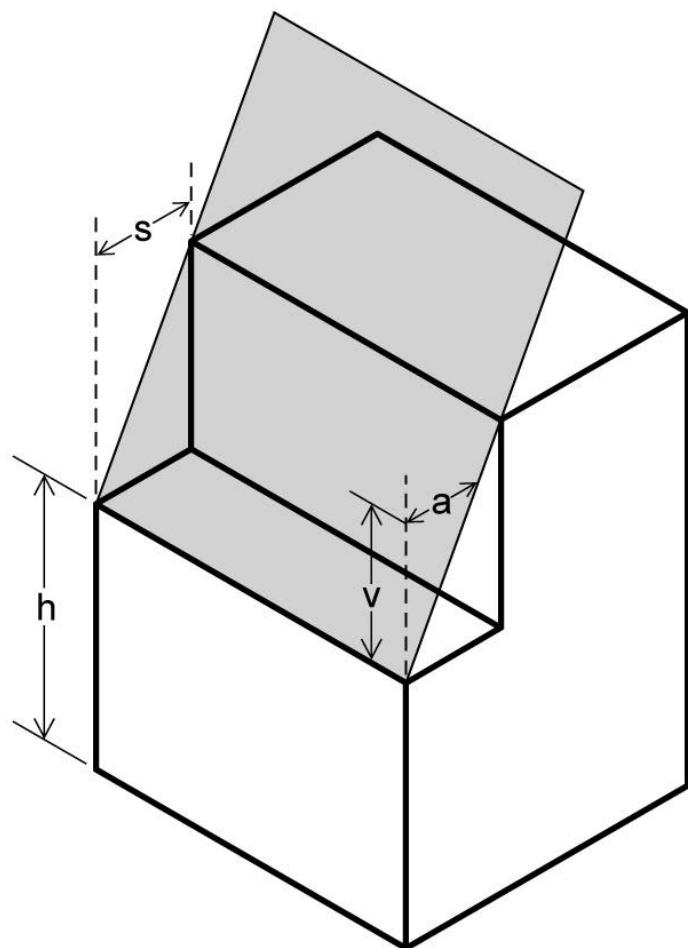
#Initial Setback Distance# (in feet)	Maximum Height of a Front Wall or other portion of a #Building or other structure# within the	#Sky Exposure Plane#
	Height above #Street	Slope over #Zoning Lot# (expressed as a ratio of vertical distance to horizontal distance)
	Line# (in feet)	On #Narrow Street# On #Wide Street#
On #Narrow Street#	#Initial Setback Distance#	
On #Wide Street#		Vertical Horizontal Vertical Horizontal Distance Distance Distance Distance

R6 or R7 Districts

20 15 60 feet or six 60 2.7 to 1 5.6 to 1
#stories#,
whichever is
less

R8, R9, R10, R11 or R12 Districts

20	15	85 feet or	85	2.7	to 1	5.6	to 1
nine							
#stories#,							
whichever is							
less							



a - Horizontal distance

s - *Initial setback distance*

h - Height of *sky exposure plane*
above *street line*

v - Vertical distance



Sky Exposure Plane

SKY EXPOSURE PLANE

R6, R7, R8, R9, R10, R11, R12 Districts