



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

24-53 - Alternate Front Setbacks

File generated by <https://zr.planning.nyc.gov> on 2/15/2026

24-53 - Alternate Front Setbacks

LAST AMENDED

12/5/2024

R6 R7 R8 R9 R10 R11 R12

In the districts indicated without a letter suffix, if an open area is provided along the full length of the #front lot line# with the minimum depth set forth in the following table, the provisions of Section [24-52](#) (Maximum Height of Walls and Required Setbacks) shall not apply. The minimum depth of such an open area shall be measured perpendicular to the #front lot line#. However, in such instances, except as otherwise provided in Sections [24-51](#) (Permitted Obstructions) or [24-54](#) (Tower Regulations), no #building or other structure# shall penetrate the alternate #sky exposure plane# set forth in the table, and the #sky exposure plane# shall be measured from a point above the #street line#.

If the open area provided under the terms of this Section is a #public plaza#, such open area may be counted for the bonus provided for a #public plaza# in the districts indicated in Section [24-14](#) (Floor Area Bonus for a Public Plaza).

In R9 , R10, R11 or R12 Districts, the provisions of this Section shall be inapplicable to any #development# or #enlargement# with more than 25 percent of the total #floor area# of the #building# in #residential use#.

ALTERNATE REQUIRED FRONT SETBACKS

Depth of Optional Front	Alternate #Sky Exposure Plane#
-------------------------	--------------------------------

Open Area (in feet)	
------------------------	--

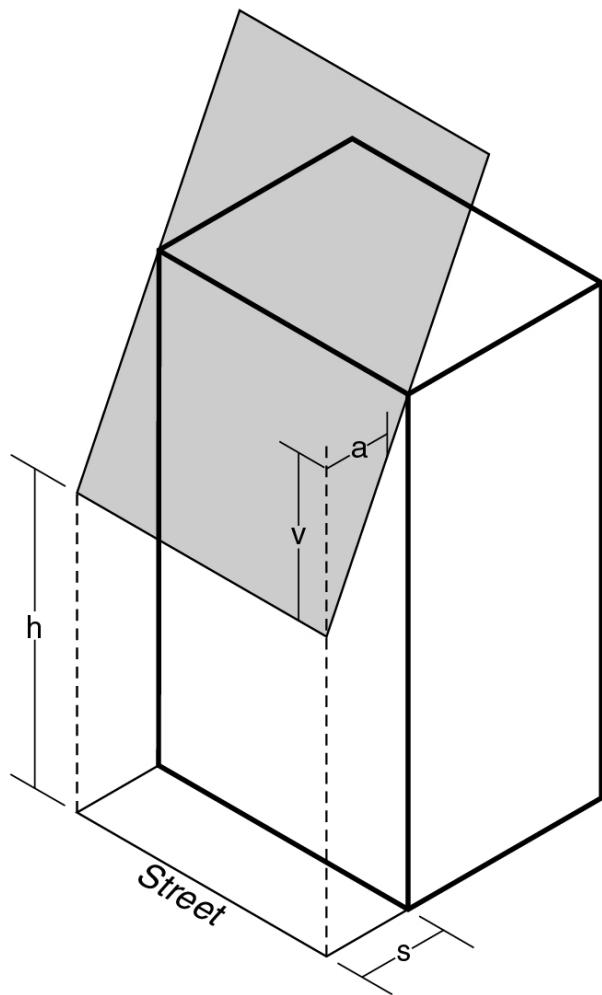
Height above #Street	Slope over #Zoning Lot# (expressed as a ratio of vertical distance to horizontal distance)					
Line# (in feet)	On #Narrow Street# On #Wide Street#					
	On #Narrow Street#	On #Wide Street#	Vertical Distance	Horizontal Distance	Vertical Distance	Horizontal Distance

Within R6 or R7 Districts

15 10 60 3.7 to 1 7.6 to 1

Within R8 R9, R10, R11 or R12 Districts

15 10 85 3.7 to 1 7.6 to 1



a - Horizontal distance

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

s - Depth of the optional
front open area

v - Vertical distance

 Sky Exposure Plane

ALTERNATE SKY EXPOSURE PLANE

R6 R7 R8 R9 R10 R11 R12 Districts