



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# **23-641 - Front setbacks**

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## 23-641 - Front setbacks

LAST AMENDED

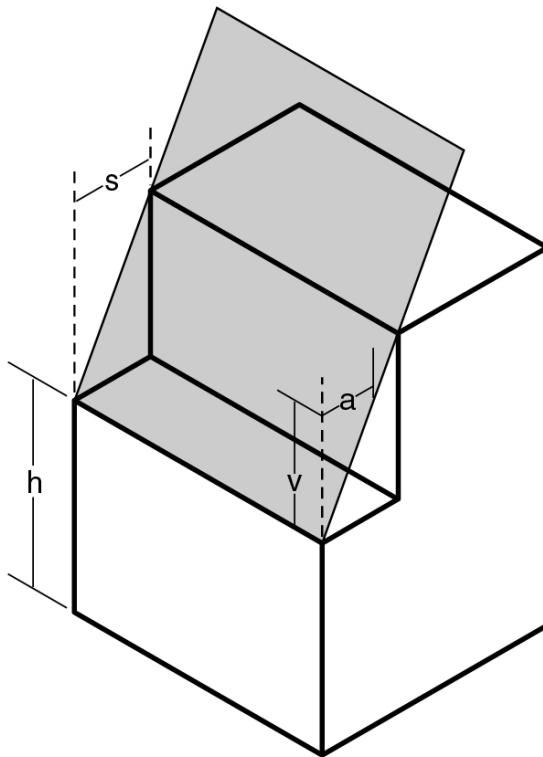
3/22/2016

R6 R7 R8 R9 R10

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 following table, the height of such front wall or other portion of a #building or other structure# shall not exceed the maximum height above the #street line# 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, except as otherwise provided in Sections [23-62](#) (Permitted Obstructions) or [23-65](#) (Tower Regulations).

### MAXIMUM HEIGHT OF FRONT WALL AND REQUIRED FRONT SETBACKS

| #Initial Setback Distance#<br>(in feet) |                  | Maximum Height of a Front Wall or other portion of a #Building or Other Structure# within the #Initial Setback Distance# | #Sky Exposure Plane#                 |  |                   |                     |      |
|---|------------------|--|--------------------------------------|--|-------------------|---------------------|------|
|   |                  |  | Height above #Street Line# (in feet) | Slope over #Zoning Lot# (expressed as a ratio of vertical distance to horizontal distance) |                   |                     |      |
| On #Narrow Street#                      | On #Wide Street# |  |                                      | On #Narrow Street#   |                   | On #Wide Street#    |      |
|   |                  |  | Vertical Distance                    | Horizontal Distance  | Vertical Distance | Horizontal Distance |      |
| R6 or R7 Districts                      |                  |  |                                      |  |                   |                     |      |
| 20                                      | 15               | 60 feet or six #stories#, whichever is less  | 60                                   | 2.7  | to 1              | 5.6                 | to 1 |
| R8 R9 or R10 Districts                  |                  |  |                                      |  |                   |                     |      |
| 20                                      | 15               | 85 feet or nine #stories#, whichever is less   | 85                                   | 2.7  | to 1              | 5.6                 | to 1 |



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 Districts

(23-641, 24-522, 33-432, 43-43)