



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

81-263 - Standard setback requirements

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81-263 - Standard setback requirements

LAST AMENDED

2/2/2011

#Buildings# shall comply with the regulations of this Section.

(a) Ten-foot setback requirement

Above the maximum height permitted at the #street line# pursuant to the provisions of Section [81-262](#), every portion of a #building# shall be set back at least 10 feet from the #street line#.

(b) General setback provisions; depth to height charts

Above the maximum height permitted at the #street line#, #buildings#, in addition to meeting the requirements of paragraph (a) of this Section, are required to be set back behind the applicable #setback line#, the depth of the #setback line# at any point depending upon the height of the wall at that point in accordance with the requirements of applicable Tables A, B or C of this Section presenting required setbacks from #streets# 60 feet or less, 75 or 80 feet, or 100 or more feet in width, respectively.

Table A

SETBACK REQUIREMENTS

ON #STREETS# 60 FEET OR LESS IN WIDTH

Depth of #Setback Line# from #Street Line# at

Stated Heights above #Curb Level#.

| Height | Depth of #Setback Line# |
|--------|-------------------------|
| 90 | 0.00 |
| 100 | 2.00 |
| 110 | 4.00 |
| 120 | 6.00 |
| 130 | 8.00 |
| 140 | 10.00 |
| 150 | 12.00 |
| 160 | 13.75 |
| 170 | 15.25 |

| | |
|-----|-------|
| 180 | 16.75 |
| 190 | 18.50 |
| 200 | 20.00 |
| 210 | 21.25 |
| 220 | 22.50 |
| 230 | 24.00 |
| 240 | 25.25 |
| 250 | 26.50 |
| 260 | 27.50 |
| 270 | 28.75 |

| | |
|-----|-------|
| 280 | 30.00 |
| 290 | 30.75 |
| 300 | 31.75 |
| 310 | 32.75 |
| 320 | 33.75 |
| 330 | 34.75 |
| 340 | 35.50 |
| 350 | 36.25 |
| 360 | 37.25 |
| 370 | 38.00 |

| | |
|-----|-------|
| 380 | 38.75 |
| 390 | 39.50 |
| 400 | 40.25 |
| 410 | 41.00 |
| 420 | 41.75 |
| 430 | 42.25 |
| 440 | 43.00 |
| 450 | 43.50 |
| 460 | 44.25 |
| 470 | 44.75 |

| | |
|-----|-------|
| 480 | 45.50 |
| 490 | 46.00 |
| 500 | 46.50 |
| 510 | 47.00 |
| 520 | 47.50 |
| 530 | 48.00 |
| 540 | 48.50 |
| 550 | 49.00 |
| 560 | 49.50 |
| 570 | 50.00 |

| | |
|-----|-------|
| 580 | 50.50 |
| 590 | 51.00 |
| 600 | 51.50 |
| 610 | 52.00 |
| 620 | 52.25 |
| 630 | 52.75 |
| 640 | 53.00 |
| 650 | 53.50 |
| 660 | 53.75 |
| 670 | 54.25 |

| | |
|-----------|--|
| 680 | 54.50 |
| 690 | 55.00 |
| 700 | 55.25 |
| 710 | 55.75 |
| Above 710 | For every 10 feet the depth shall increase by one foot |

Table B

SETBACK REQUIREMENTS

ON #STREETS# 75 OR 80 FEET WIDE

Depth of #Setback Line# from #Street Line# at

Stated Heights above #Curb Level#.

| | |
|--------|-------------------------|
| Height | Depth of #Setback Line# |
|--------|-------------------------|

| | |
|-----|-------|
| 120 | 0.00 |
| 130 | 1.50 |
| 140 | 3.50 |
| 150 | 5.50 |
| 160 | 7.50 |
| 170 | 9.25 |
| 180 | 11.00 |
| 190 | 12.75 |
| 200 | 14.25 |
| 210 | 15.75 |

| | |
|-----|-------|
| 220 | 17.25 |
| 230 | 18.75 |
| 240 | 20.00 |
| 250 | 21.25 |
| 260 | 22.50 |
| 270 | 23.75 |
| 280 | 24.75 |
| 290 | 26.00 |
| 300 | 27.00 |
| 310 | 28.00 |

| | |
|-----|-------|
| 320 | 29.00 |
| 330 | 30.00 |
| 340 | 31.00 |
| 350 | 32.00 |
| 360 | 32.75 |
| 370 | 33.75 |
| 380 | 34.50 |
| 390 | 35.50 |
| 400 | 36.25 |
| 410 | 37.00 |

| | |
|-----|-------|
| 420 | 37.75 |
| 430 | 38.25 |
| 440 | 39.00 |
| 450 | 39.75 |
| 460 | 40.50 |
| 470 | 41.00 |
| 480 | 41.75 |
| 490 | 42.50 |
| 500 | 43.00 |
| 510 | 43.50 |

| | |
|-----|-------|
| 520 | 44.00 |
| 530 | 44.75 |
| 540 | 45.25 |
| 550 | 45.75 |
| 560 | 46.25 |
| 570 | 46.75 |
| 580 | 47.25 |
| 590 | 47.75 |
| 600 | 48.25 |
| 610 | 48.75 |

| | |
|-----|-------|
| 620 | 49.00 |
| 630 | 49.50 |
| 640 | 50.00 |
| 650 | 50.50 |
| 660 | 50.75 |
| 670 | 51.25 |
| 680 | 51.75 |
| 690 | 52.00 |
| 700 | 52.50 |
| 710 | 53.00 |

| | |
|-----------|--|
| Above 710 | For every 10 feet the depth shall increase by one foot |
|-----------|--|

Table C

SETBACK REQUIREMENTS

ON #STREETS# AT LEAST 100 FEET WIDE

Depth of #Setback Line# from #Street Line# at

Stated Heights above #Curb Level#.

| Height | Depth of #Setback Line# |
|--------|-------------------------|
| 150 | 0.00 |
| 160 | 1.50 |
| 170 | 3.00 |
| 180 | 5.00 |

| | |
|-----|-------|
| 190 | 6.75 |
| 200 | 8.50 |
| 210 | 10.25 |
| 220 | 11.75 |
| 230 | 13.25 |
| 240 | 14.75 |
| 250 | 16.00 |
| 260 | 17.25 |
| 270 | 18.75 |
| 280 | 20.00 |

| | |
|-----|-------|
| 290 | 21.00 |
| 300 | 22.25 |
| 310 | 23.50 |
| 320 | 24.50 |
| 330 | 25.50 |
| 340 | 26.50 |
| 350 | 27.50 |
| 360 | 28.50 |
| 370 | 29.50 |
| 380 | 30.25 |

| | |
|-----|-------|
| 390 | 31.25 |
| 400 | 32.00 |
| 410 | 33.00 |
| 420 | 33.75 |
| 430 | 34.50 |
| 440 | 35.25 |
| 450 | 36.00 |
| 460 | 36.75 |
| 470 | 37.25 |
| 480 | 38.00 |

| | |
|-----|-------|
| 490 | 38.75 |
| 500 | 39.25 |
| 510 | 40.00 |
| 520 | 40.50 |
| 530 | 41.25 |
| 540 | 41.75 |
| 550 | 42.25 |
| 560 | 42.75 |
| 570 | 43.50 |
| 580 | 44.00 |

| | |
|-----|-------|
| 590 | 44.50 |
| 600 | 45.00 |
| 610 | 45.50 |
| 620 | 46.00 |
| 630 | 46.50 |
| 640 | 47.00 |
| 650 | 47.50 |
| 660 | 47.75 |
| 670 | 48.25 |
| 680 | 48.75 |

| | |
|-----------|--|
| 690 | 49.25 |
| 700 | 49.50 |
| 710 | 50.00 |
| Above 710 | For every 10 feet the depth shall increase by one foot |

(c) Use of tables

To comply with the setback requirements of this Section, a #building# at any height shall be set back at least to the depth of the #setback line# indicated on the applicable table.

For heights between those shown on the table, the depth of the #setback line# shall be interpolated.

Required depths of #setback lines# shall be rounded off to the next highest half foot.

The setback requirements apply only to portions of #buildings# above the maximum height permitted at the #street line#, so that required setbacks on the narrower #street# frontage of a #corner lot# shall apply only to heights above the maximum front wall heights permitted by the #corner lot# provisions of paragraph (b) of Section [81-262](#) (Maximum height of front wall at the street line).

(d) #Middle one-third rule#

A #building# may penetrate beyond the #setback line# at any height if the penetration is confined to the middle third of the #front lot line# length and complies in all respects with the #middle one-third rule# as defined in Section [81-261](#) (Definitions).