



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

43-43 - Maximum Height of Front Wall and Required Front Setbacks

File generated by <https://zr.planning.nyc.gov> on 6/26/2022

43-43 - Maximum Height of Front Wall and Required Front Setbacks

LAST AMENDED
9/21/2011

M1 M2 M3

In all districts, as indicated, if the front wall or any other portion of a #building or other structure# is located at the #street line# or within the #initial setback distance# as set forth in the table in this Section, the height of such front wall or other portion of a #building or other structure#, except as otherwise set forth in this Section, shall not exceed the maximum height above #curb level# set forth in the table. Above such 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.

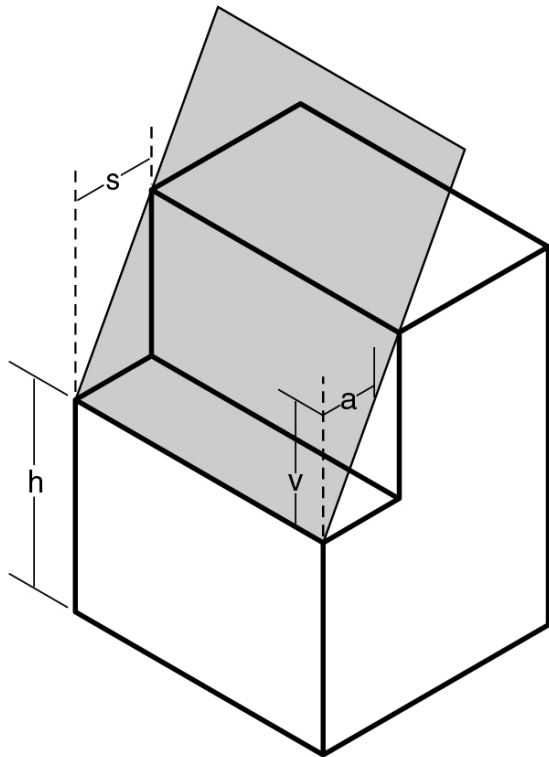
The regulations of this Section shall apply, except as otherwise provided in Sections 43-42 (Permitted Obstructions), 43-44 (Alternate Front Setbacks) or 43-45 (Tower Regulations). In M1-1 Districts, for #community facility buildings#, the maximum height of a front wall shall be 35 feet or three #stories#, whichever is less, and the height above the #street line# shall be 35 feet, and in M1-4 Districts, for #community facility buildings#, the maximum height of a front wall shall be 60 feet or six #stories#, whichever is less.

For #zoning lots# in M1-6 Districts that are both within 100 feet of the western #street line# of Seventh Avenue and between West 28th and West 30th Streets in the Borough of Manhattan, the following #street wall# regulations shall apply to #street# frontages not occupied by a #public plaza#. The #street wall# of a #building# shall be located on the #street line# and extend along the entire #street# frontage of the #zoning lot# up to a minimum height of 125 feet or the height of the #building#, whichever is less, and a maximum height of 150 feet. Above a height of 150 feet, no portion of a #building# may penetrate a #sky exposure plane# except for towers, pursuant to Section 43-45. The #sky exposure plane# shall begin at a height of 150 feet above the #street line# and rise over the #zoning lot# at a slope of 5.6 feet of vertical distance for each foot of horizontal distance on a #wide street#, and at a slope of 2.7 feet of vertical distance for each foot of horizontal distance on a #narrow street#. The provisions of Section 43-44 shall not apply. On the ground floor, recesses shall be permitted where required to provide access to the #building#, provided such recesses do not exceed three feet in depth as measured from the #street line#. Above the level of the second #story#, up to 30 percent of the #aggregate width of street walls# may be recessed beyond the #street line#. However, no recesses shall be permitted within 20 feet of an adjacent #building# and within 30 feet of the intersection of two #street lines#.

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 #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 | |
| Within M1-1 Districts | | | | | | | |

| | | | | | | | |
|---|----|---|----|--------|---|--------|---|
| 20 | 15 | 30 feet or 2 #stories#, whichever is less | 30 | 1 to | 1 | 1 to | 1 |
| Within M1-2, M1-4, M2-1, M2-3 or M3 Districts | | | | | | | |
| 20 | 15 | 60 feet or 4 #stories#, whichever is less | 60 | 2.7 to | 1 | 5.6 to | 1 |
| Within M1-3, M1-5, M1-6, M2-2 or M2-4 Districts | | | | | | | |
| 20 | 15 | 85 feet or 6 #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