



Zoning Resolution

THE CITY OF NEW YORK
Bill de Blasio, Mayor

CITY PLANNING COMMISSION
Marisa Lago, Chair

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

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LAST AMENDED
3/22/2016

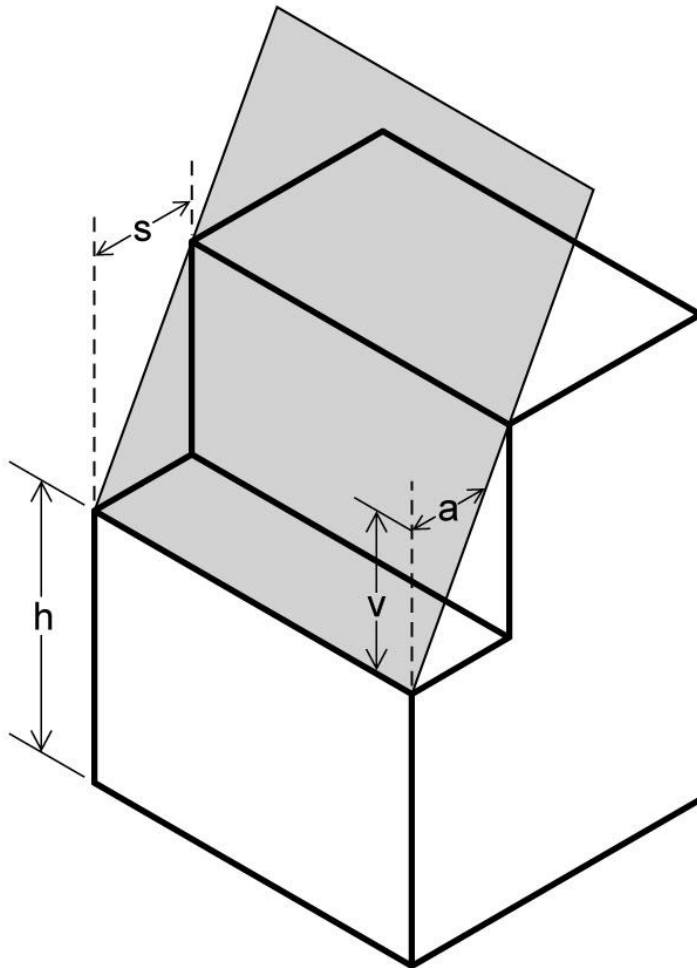
R6 R7 R8 R9 R10

In the districts indicated without a letter suffix, for #buildings# other than #Quality Housing buildings#, 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 #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# | | | |
| Vertical Distance | Horizontal Distance | | | Vertical Distance | Horizontal Distance | | |
| On #Narrow Street# | On #Wide Street# | | | | | | |
| 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