



Zoning Resolution

THE CITY OF NEW
YORK
Bill de Blasio, Mayor

CITY PLANNING COMMISSION
Marisa Lago, Chair

24-53 - Alternate Front Setbacks

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24-53 - Alternate Front Setbacks

LAST AMENDED
3/22/2016

R6 R7 R8 R9 R10

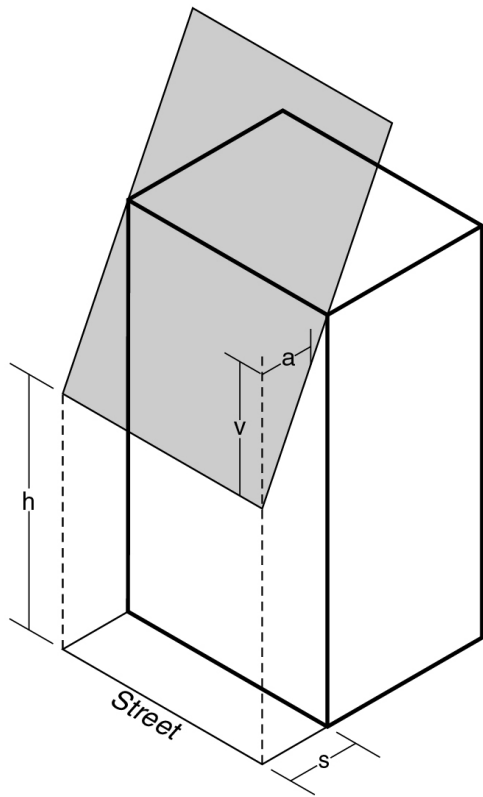
In the districts indicated without a letter suffix, for #buildings# other than #Quality Housing buildings#, if an open area is provided along the full length of the #front lot line# with the minimum depth set forth in the following table, the provisions of Section 24-52 (Maximum Height of Walls and Required 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 or R10 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 Open Area (in feet)		Alternate #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 R6 or R7 Districts						
15	10	60	3.7	to 1	7.6	to 1
Within R8 R9 or R10 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 Districts