



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

23-64 - Basic Height and Setback Requirements

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23-64 - Basic Height and Setback Requirements

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#, the height and setback of a #building or other structure# shall be as set forth in Section [23-641](#) (Front setbacks), or [23-642](#) (Alternate front setbacks). In R9 and R10 Districts, towers are permitted in accordance with the provisions of Section [23-65](#).

23-641 - Front setbacks

LAST AMENDED

3/22/2016

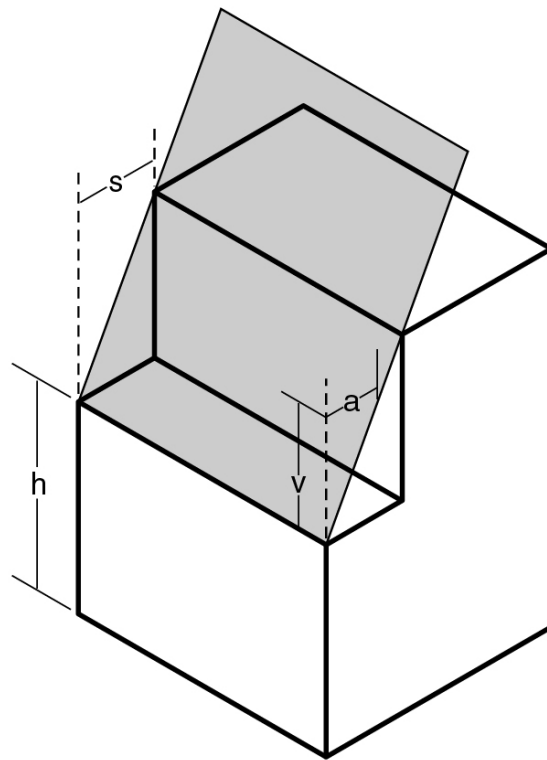
R6 R7 R8 R9 R10

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# (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 #Wide Street#			
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)

23-642 - Alternate front setbacks

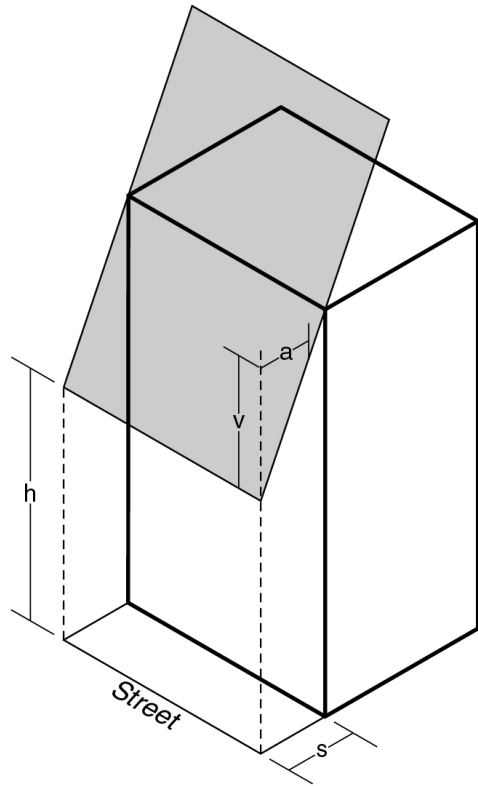
R6 R7 R8 R9 R10

In the districts indicated without a letter suffix, if an open area is provided along the entire length of the #front lot line# with the minimum depth set forth in the table in this Section, the provisions of this Section may apply in lieu of the provisions of Section [23-641](#) (Front setbacks). 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).

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, measured perpendicular to #street line#)		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#		#Street Line# (in feet)	On #Narrow Street#		On #Wide Street#
		Vertical Distance		Horizontal Distance	Vertical Distance	Horizontal Distance
R6 or R7 Districts						
15	10	60	3.7	to 1	7.6	to 1
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

(23-642, 24-53, 33-442, 43-44)