



## Zoning Resolution

THE CITY OF NEW  
YORK  
Bill de Blasio, Mayor

CITY PLANNING COMMISSION  
Marisa Lago, Chair

# 23-64 - Basic Height and Setback Requirements

File generated by <https://zr.planning.nyc.gov> on 6/1/2020

## 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

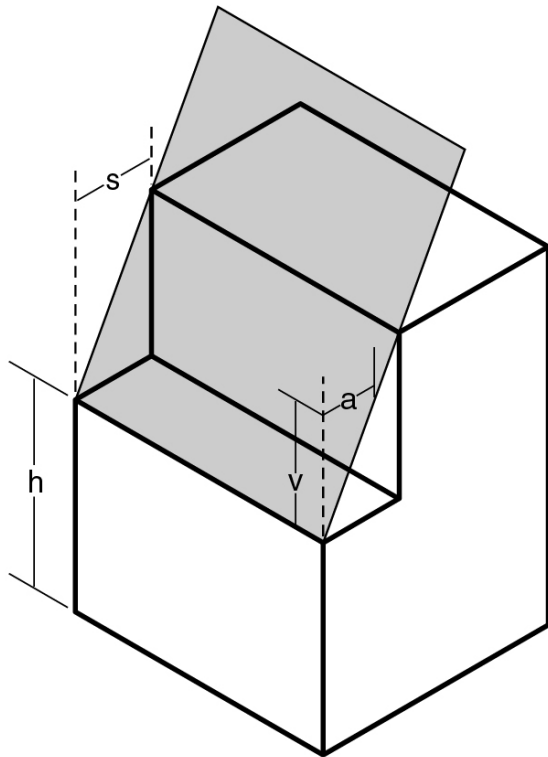
LAST AMENDED  
3/22/2016

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#			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**

LAST AMENDED  
 3/22/2016

R6 R7 R8 R9 R10

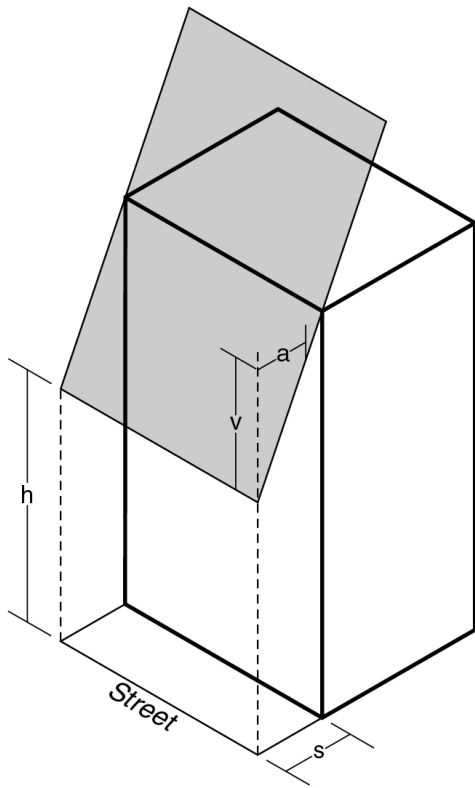
In the districts indicated without a letter suffix, if an open area is provided along the entire length of the #front lot line# with the minimum depth set forth in the table in this Section, the provisions of this Section may apply in lieu of the provisions of Section 23-641 (Front setbacks). The #building 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	Slope over #Zoning Lot# (expressed as a ratio of vertical distance to horizontal distance)

		#Street Line# (in feet)	On #Narrow Street#		On #Wide Street#	
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)