Zoning Resolution

THE CITY OF NEW YORK
Bill de Blasio, Mayor

CITY PLANNING COMMISSION
Marisa Lago, Chair

23-641 - Front setbacks

File generated by https://zr.planning.nyc.gov on 10/11/2020
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

<table>
<thead>
<tr>
<th>Initial Setback Distance (in feet)</th>
<th>Maximum Height of a Front Wall or other portion of a Building or Other Structure within the Initial Setback Distance</th>
<th>Sky Exposure Plane</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Slope over Zoning Lot (expressed as a ratio of vertical distance to horizontal distance)</td>
</tr>
<tr>
<td>On Narrow Street</td>
<td>On Wide Street</td>
<td>Height above Street Line (in feet)</td>
</tr>
<tr>
<td>R6 or R7 Districts</td>
<td></td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>15</td>
<td>60 feet or six stories, whichever is less</td>
</tr>
<tr>
<td>R8 R9 or R10 Districts</td>
<td></td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>15</td>
<td>85 feet or nine stories, whichever is less</td>
</tr>
</tbody>
</table>
SKY EXPOSURE PLANE

R6 R7 R8 R9 R10 Districts

(23–641, 24–522, 33–432, 43–43)

a - Horizontal distance
s - Initial setback distance
h - Height of sky exposure plane
v - Vertical distance
above street line

Sky Exposure Plane