



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

24-52 - Maximum Height of Walls and Required Setbacks

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24-52 - Maximum Height of Walls and Required Setbacks

LAST AMENDED

12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

In all districts, as indicated, the maximum height of a front wall or of any other portion of a #building or other structure# shall be as set forth in this Section, except as otherwise provided in Section [24-51](#) (Permitted Obstructions), [24-53](#) (Alternate Front Setbacks) or [24-54](#) (Tower Regulations).

24-521 - Front setbacks in districts where front yards are required

LAST AMENDED

3/22/2016

R1 R2 R3 R4 R5

In the districts indicated, except R5D Districts, where #front yards# are required, the front wall or any other portion of a #building or other structure# shall not penetrate the #sky exposure plane# set forth in the following table:

MAXIMUM HEIGHT OF FRONT WALL AND REQUIRED FRONT SETBACKS

#Sky Exposure Plane#

Height above
#Front Yard
Line#
(in feet)

Slope over #Zoning Lot# (expressed as a ratio of vertical distance
to horizontal distance)

District

On #Narrow Street#

On #Wide Street#

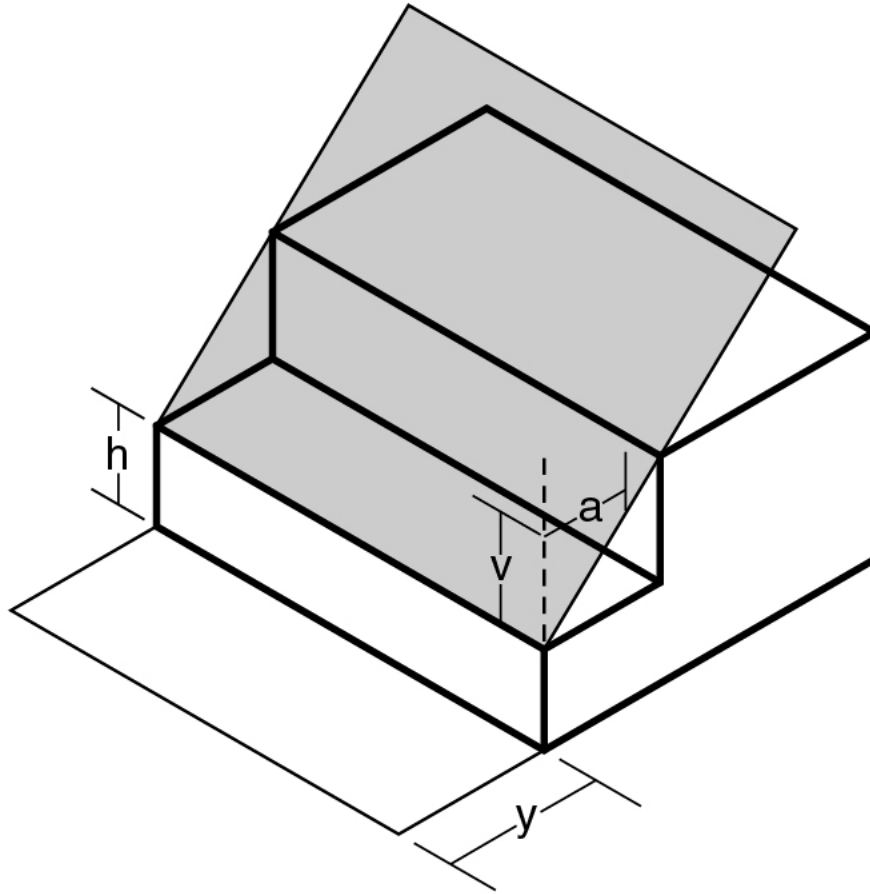
Vertical
Distance

Horizontal
Distance

Vertical
Distance

Horizontal
Distance

25	1 to	1	1 to	1	R1 R2 R3
35	1 to	1	1 to	1	R4 R5



a - Horizontal distance

v - Vertical distance

h - Height of *sky exposure plane*
above *front yard line level*

y - Depth of required
front yard

 *Sky Exposure Plane*

SKY EXPOSURE PLANE

R1, R2, R3, R4, R5 Districts

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

LAST AMENDED

12/5/2024

R6 R7 R8 R9 R10 R11 R12

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 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

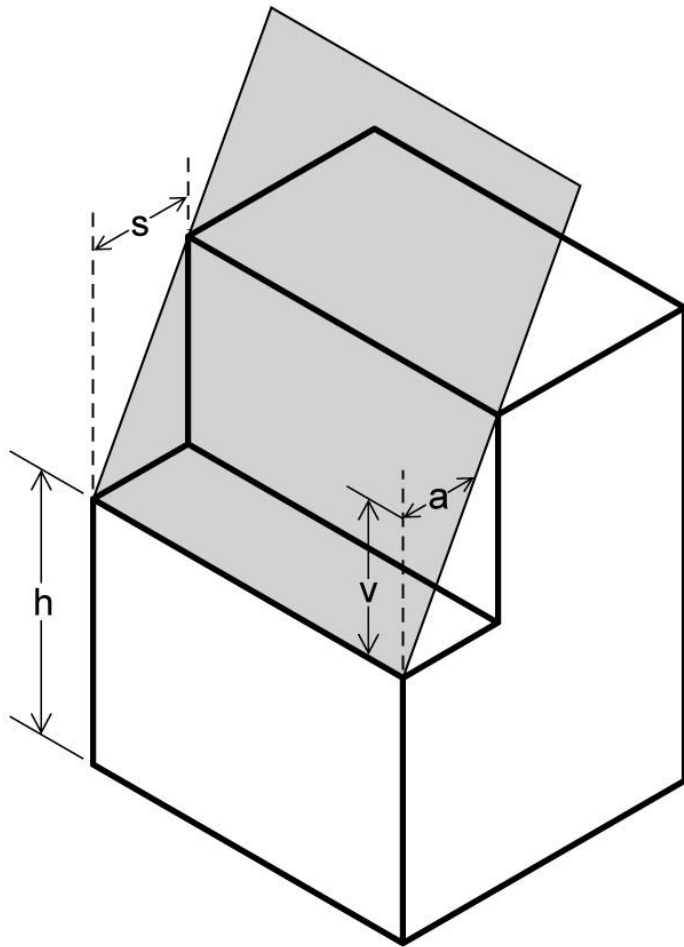
#Initial Setback Distance# (in feet)		Maximum Height of a Front Wall or other portion of a #Building or other structure# within the #Initial Setback Distance#	#Sky Exposure Plane#	
On #Narrow Street#	On #Wide Street#		Height above #Street Line# (in feet)	Slope over #Zoning Lot# (expressed as a ratio of vertical distance to horizontal distance)
			On #Narrow Street#	On #Wide Street#
			Vertical Distance	Horizontal Distance
			Vertical Distance	Horizontal Distance

R6 or R7 Districts

20	15	60 feet or six #stories#, whichever is less	60	2.7	to 1	5.6	to 1
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R8, R9, R10, R11 or R12 Districts

20	15	85 feet or nine #stories#, whichever is less	85	2.7	to 1	5.6	to 1
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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, R11, R12 Districts