



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

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

File generated by <https://zr.planning.nyc.gov> on 2/24/2026

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

LAST AMENDED

3/22/2016

R1 R2 R3 R4 R5

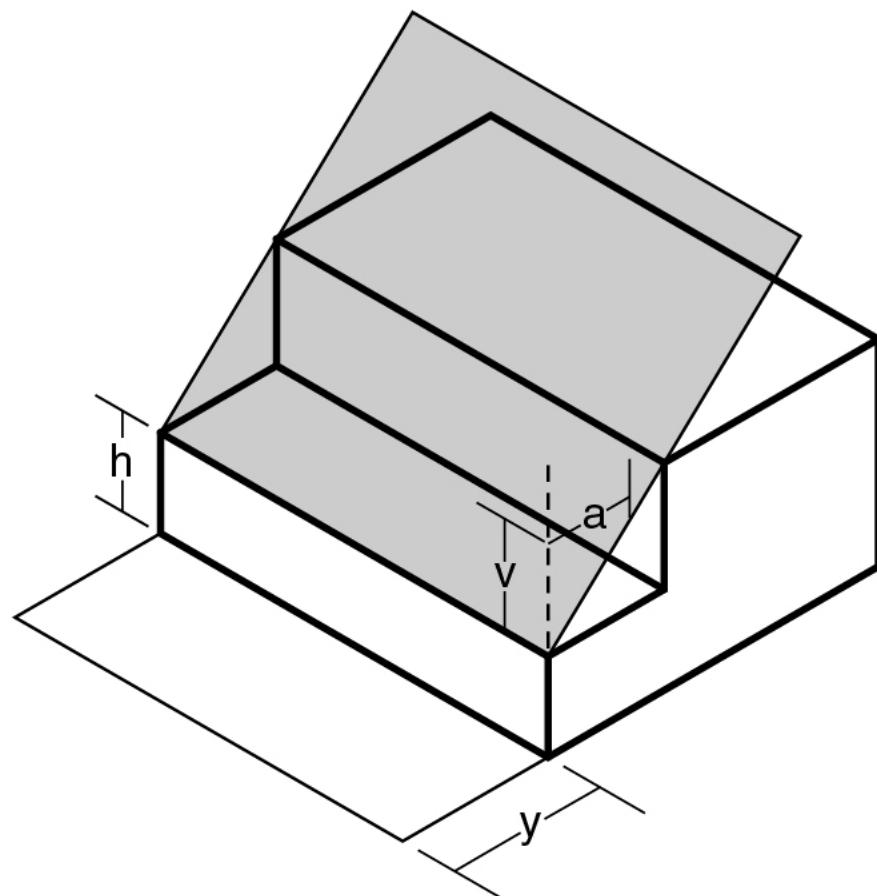
In the districts indicated, except R5D Districts, where #front yards# are required, the front wall or any other portion of a #building or other structure# shall not penetrate the #sky exposure plane# set forth in the following table:

MAXIMUM HEIGHT OF FRONT WALL AND REQUIRED FRONT SETBACKS

#Sky Exposure Plane#			
Height above #Front Yard	Slope over #Zoning Lot# (expressed as a ratio of vertical distance to horizontal distance)		
Line# (in feet)			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

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

v - Vertical distance

y - Depth of required
front yard

 *Sky Exposure Plane*

SKY EXPOSURE PLANE

R1, R2, R3, R4, R5 Districts