



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

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

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

LAST AMENDED

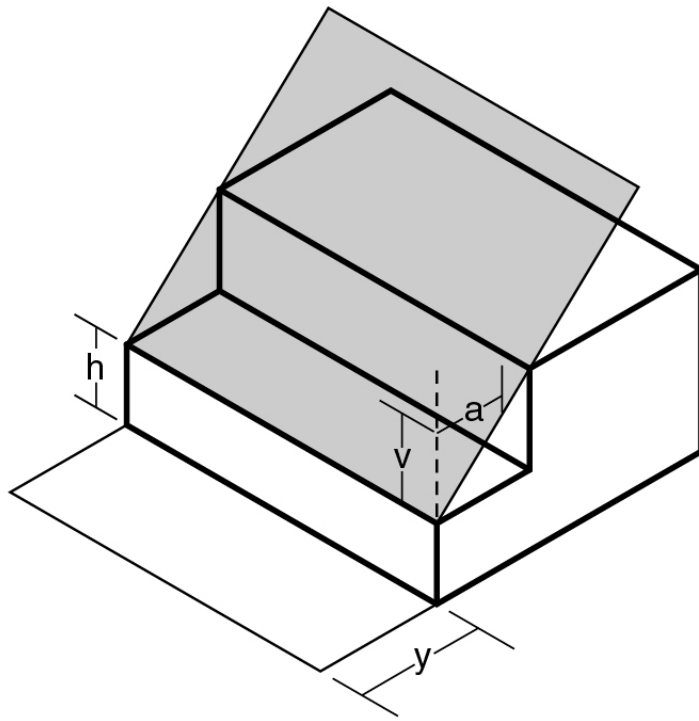
3/22/2016

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

| Height above<br>#Front Yard<br>Line#<br>(in feet) | #Sky Exposure Plane#   |                     |                   |                     | District |
|---|--|---------------------|-------------------|---------------------|----------|
|   | 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 |          |
| 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