



## **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**

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

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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:

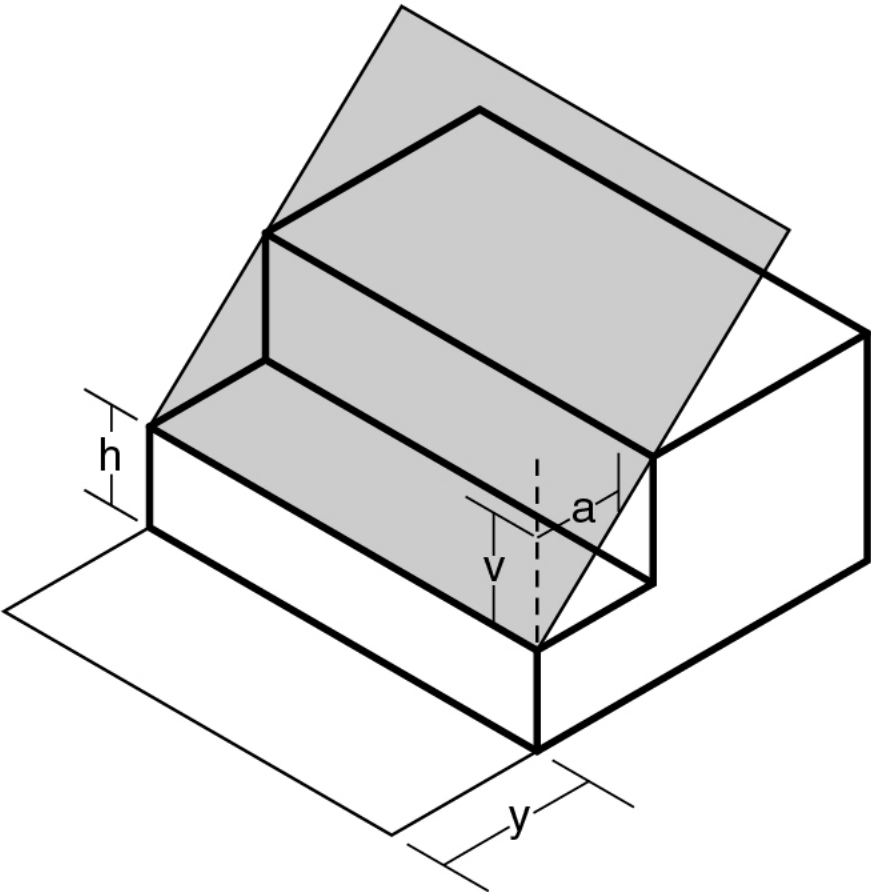
### MAXIMUM HEIGHT OF FRONT WALL AND REQUIRED FRONT SETBACKS

#Sky Exposure Plane#				
Height above #Front Yard Line#  (in feet)	Slope over #Zoning Lot# (expressed as a ratio of vertical distance to horizontal distance)			
	On #Narrow Street#		On #Wide Street#	
	Vertical Distance	Horizontal Distance	Vertical Distance	Horizontal Distance
				District

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25	1 to	1	1 to	1	R1 R2 R3
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35	1 to	1	1 to	1	R4 R5
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a - Horizontal distance	v - Vertical distance
h - Height of <i>sky exposure plane</i> above <i>front yard line level</i>	y - Depth of required <i>front yard</i>

 *Sky Exposure Plane*

SKY EXPOSURE PLANE  
R1, R2, R3, R4, R5 Districts