



## **Zoning Resolution**

**THE CITY OF NEW YORK**  
**Zohran K. Mamdani, Mayor**

**CITY PLANNING COMMISSION**  
**Daniel R. Garodnick, Chair**

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

File generated by <https://zr.planning.nyc.gov> on 2/21/2026

---

**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	#Sky Exposure Plane#				
		#Initial Setback Distance#	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#	
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
----	----	---	----	-----	------	-----	------

#### R8, R9, R10, R11 or R12 Districts

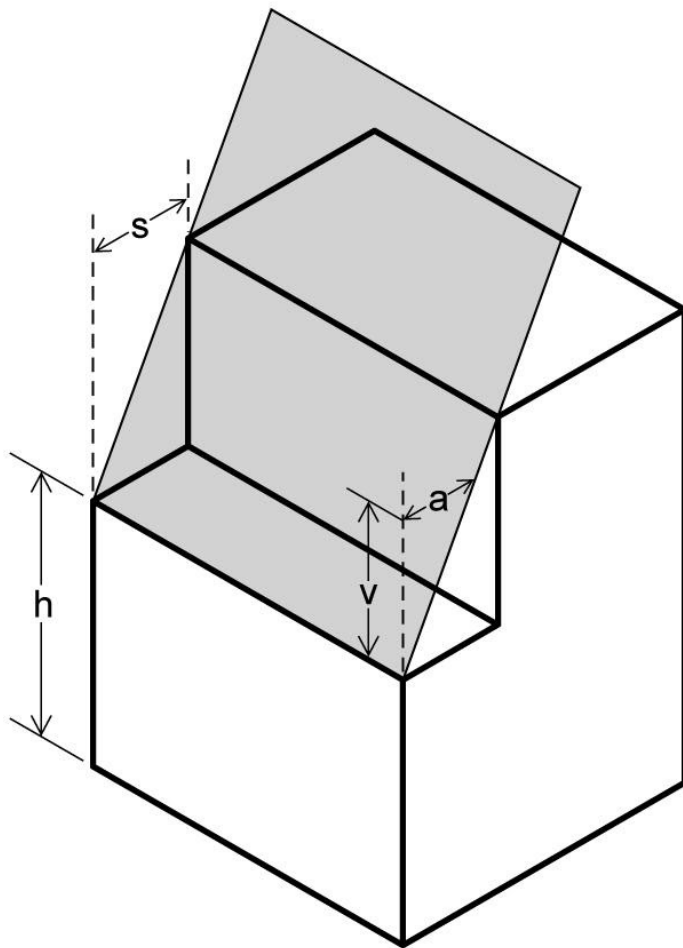
20                      15                      85 feet or                      85                      2.7                      to 1                      5.6                      to 1

nine

#stories#,

whichever is

less



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