Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

81-263 - Standard setback requirements

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81-263 - Standard setback requirements

LAST AMENDED
2/2/2011

#Buildings# shall comply with the regulations of this Section.

(a) Ten-foot setback requirement

Above the maximum height permitted at the #street line# pursuant to the provisions of Section 81-262, every portion of a #building# shall be set back at least 10 feet from the #street line#.

(b) General setback provisions; depth to height charts

Above the maximum height permitted at the #street line#, #buildings#, in addition to meeting the requirements of paragraph (a) of this Section, are required to be set back behind the applicable #setback line#, the depth of the #setback line# at any point depending upon the height of the wall at that point in accordance with the requirements of applicable Tables A, B or C of this Section presenting required setbacks from #streets# 60 feet or less, 75 or 80 feet, or 100 or more feet in width, respectively.

Table A

SETBACK REQUIREMENTS

ON #STREETS# 60 FEET OR LESS IN WIDTH

Depth of #Setback Line# from #Street Line# at

Stated Heights above #Curb Level#.

Height	Depth of #Setback Line#
90	0.00
100	2.00
110	4.00
120	6.00
130	8.00
140	10.00
150	12.00
160	13.75
170	15.25

180	16.75
190	18.50
200	20.00
210	21.25
220	22.50
230	24.00
240	25.25
250	26.50
260	27.50
270	28.75

280	30.00
290	30.75
300	31.75
310	32.75
320	33.75
330	34.75
340	35.50
350	36.25
360	37.25
370	38.00

380	38.75
390	39.50
400	40.25
410	41.00
420	41.75
430	42.25
440	43.00
450	43.50
460	44.25
470	44.75

480	45.50
490	46.00
500	46.50
510	47.00
520	47.50
530	48.00
540	48.50
550	49.00
560	49.50
570	50.00

580	50.50
590	51.00
600	51.50
610	52.00
620	52.25
630	52.75
640	53.00
650	53.50
660	53.75
670	54.25

680	54.50
690	55.00
700	55.25
710	55.75
Above 710	For every 10 feet the depth shall increase by one foot

Table B

SETBACK REQUIREMENTS

ON #STREETS# 75 OR 80 FEET WIDE

Depth of #Setback Line# from #Street Line# at

Stated Heights above #Curb Level#.

Height	Depth of #Setback Line#

120	0.00
130	1.50
140	3.50
150	5.50
160	7.50
170	9.25
180	11.00
190	12.75
200	14.25
210	15.75

220	17.25
230	18.75
240	20.00
250	21.25
260	22.50
270	23.75
280	24.75
290	26.00
300	27.00
310	28.00

320	29.00
330	30.00
340	31.00
350	32.00
360	32.75
370	33.75
380	34.50
390	35.50
400	36.25
410	37.00

420	37.75
430	38.25
440	39.00
450	39.75
460	40.50
470	41.00
480	41.75
490	42.50
500	43.00
510	43.50

520	44.00
530	44.75
540	45.25
550	45.75
560	46.25
570	46.75
580	47.25
590	47.75
600	48.25
610	48.75

620	49.00
630	49.50
640	50.00
650	50.50
660	50.75
670	51.25
680	51.75
690	52.00
700	52.50
710	53.00

Above 710	For every 10 feet the depth shall increase by one foot

Table C

SETBACK REQUIREMENTS

ON #STREETS# AT LEAST 100 FEET WIDE

Depth of #Setback Line# from #Street Line# at

Stated Heights above #Curb Level#.

Height	Depth of #Setback Line#
150	0.00
160	1.50
170	3.00
180	5.00

190	6.75
200	8.50
210	10.25
220	11.75
230	13.25
240	14.75
250	16.00
260	17.25
270	18.75
280	20.00

290	21.00
300	22.25
310	23.50
320	24.50
330	25.50
340	26.50
350	27.50
360	28.50
370	29.50
380	30.25

390	31.25
400	32.00
410	33.00
420	33.75
430	34.50
440	35.25
450	36.00
460	36.75
470	37.25
480	38.00

490	38.75
500	39.25
510	40.00
520	40.50
530	41.25
540	41.75
550	42.25
560	42.75
570	43.50
580	44.00

590	44.50
600	45.00
610	45.50
620	46.00
630	46.50
640	47.00
650	47.50
660	47.75
670	48.25
680	48.75

690	49.25
700	49.50
710	50.00
Above 710	For every 10 feet the depth shall increase by one foot

(c) Use of tables

To comply with the setback requirements of this Section, a #building# at any height shall be set back at least to the depth of the #setback line# indicated on the applicable table.

For heights between those shown on the table, the depth of the #setback line# shall be interpolated.

Required depths of #setback lines# shall be rounded off to the next highest half foot.

The setback requirements apply only to portions of #buildings# above the maximum height permitted at the #street line#, so that required setbacks on the narrower #street# frontage of a #corner lot# shall apply only to heights above the maximum front wall heights permitted by the #corner lot# provisions of paragraph (b) of Section 81-262 (Maximum height of front wall at the street line).

(d) #Middle one-third rule#

A #building# may penetrate beyond the #setback line# at any height if the penetration is confined to the middle third of the #front lot line# length and complies in all respects with the #middle one-third rule# as defined in Section 81-261 (Definitions).