

# Zoning Studies Setbacks – OSR -FAR

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- **ZONING STUDY:**  
 USING THE SITE DIMENSIONS, SETBACK LIMITS,  
 FAR AND OSR RATIOS IT DETERMINES THE  
 ALLOWABLE BULK OF A GIVEN SITE

## ZONING STUDIES

- LOCATE DATA
- CALCULATE LOT
- REVIEW SETBACKS
- OSR CALCULATIONS
- FAR CALCULATIONS

IMAGE SOURCE:

[HTTP://WWW.OASISNYC.NET/MAP.ASPX?ZOOMTO=LOT:3001310001](http://www.oasisnyc.net/map.aspx?zoomto=lot:3001310001)  
[HTTP://WWW.NYC.GOV/HTML/DCP/HTML/ZONE/ZONEDEX.SHTML](http://www.nyc.gov/html/dcp/html/zone/zoneDEX.shtml)

### Data Research

Locate zoning maps to determine Use Group, FAR and OSR. Locate Block and Lot information to determine site dimensions.

#### Step 1

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#### Step 3

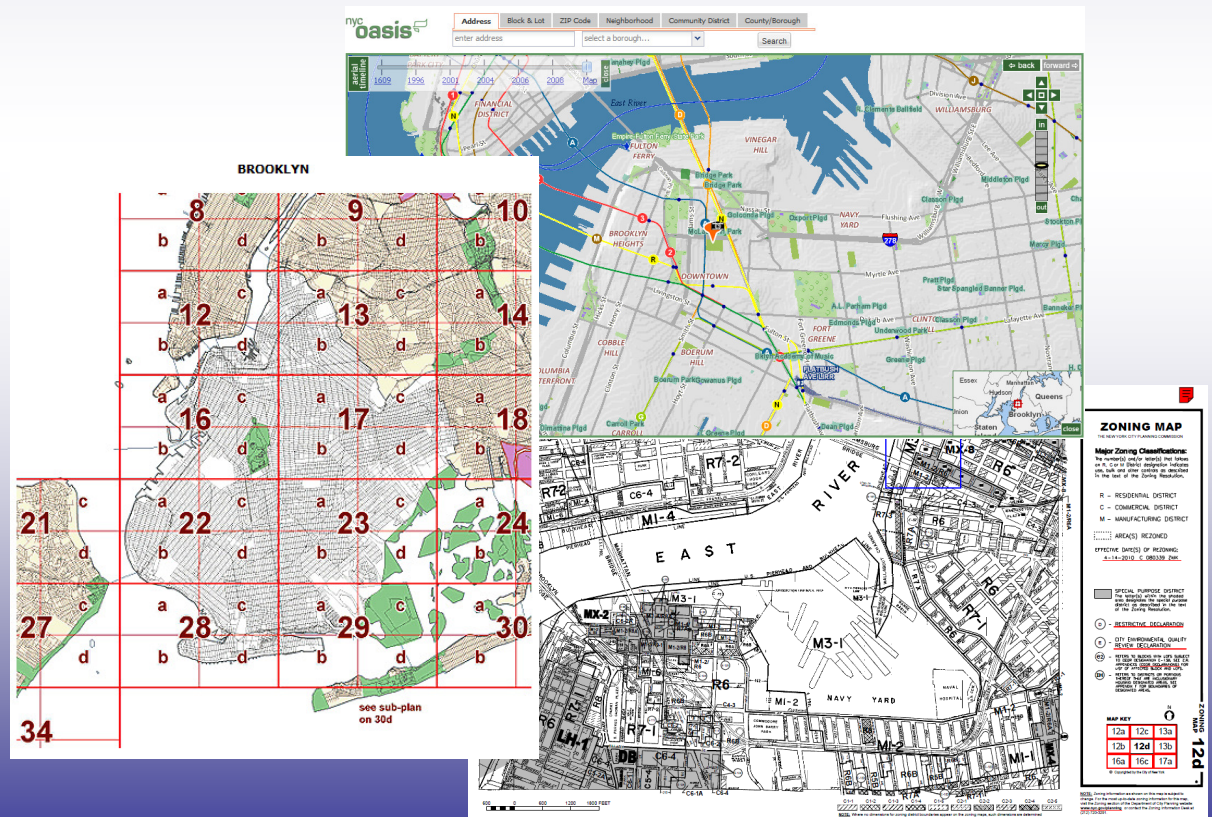
Calculate the Open Space Ratio (OSR) to determine the maximum lot coverage

#### Step 4

Compare the setbacks to the OSR calculations to see which is more restrictive

#### Step 5

Calculate the Floor Area Ratio (FAR) to find the maximum allowable floor area and calculate the building height



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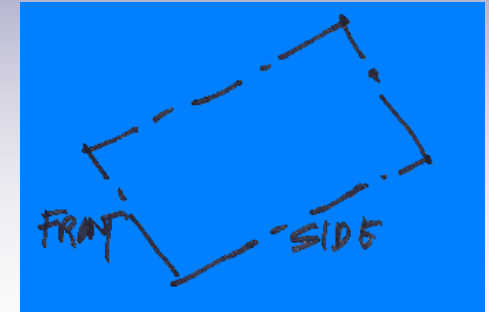
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		Side 1			
		Side Yard 1 Setback			
Street	Front Yard Setback	Setback Buildable Area	Rear Yard Setback	Next Yard	
		Side Yard 2 Setback			
		Side 2			
		Side 1			
		175'			
Street	120'	21,000 sq ft		Next Yard	
		Side 2			
					<p><b>Preparation:</b> Property Size 175' x 120' Setbacks</p> <p>Front Setback = 25 feet Rear Setback = 35 feet</p> <p>Side1 Setback = 10 feet Side2 Setback = 20 feet</p> <p>OSR = 30 or 30% FAR = 5</p>
					<p><b>Step 1:</b> Calculate lot area 175' x 120' = 21,000 sq ft</p>

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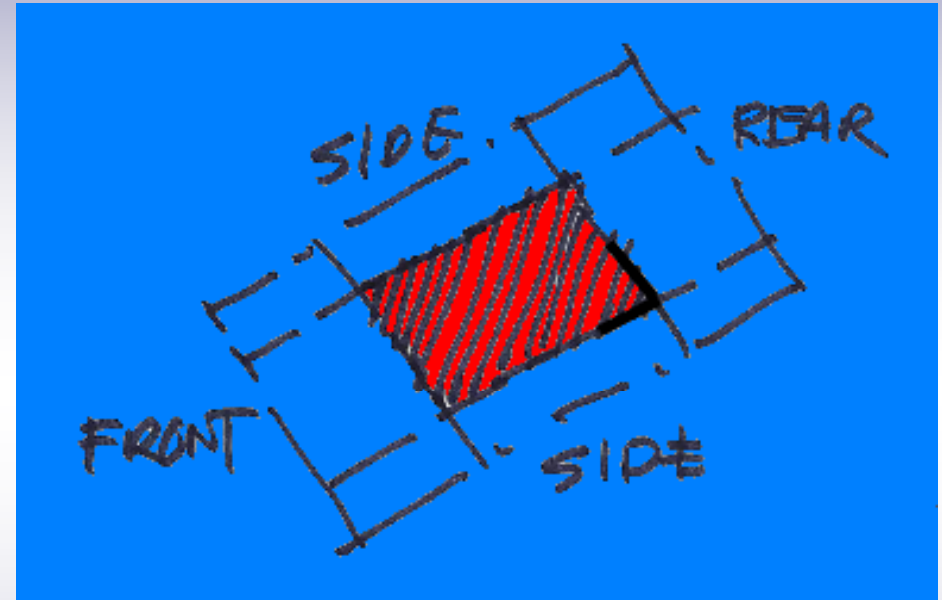
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	25'	25'	35'			<b>Step 2:</b>	Review Setbacks Front Setback = 25 feet Rear Setback = 35 feet
10'		Side 1					Side1 Setback = 10 feet Side2 Setback = 20 feet
90' Street	Front Yard Setback	10,350 sq ft	Rear Yard Setback	Next Yard			
20'		Side 2					
						<b>Footprint</b>	115' x 90' = 10,350 sq ft

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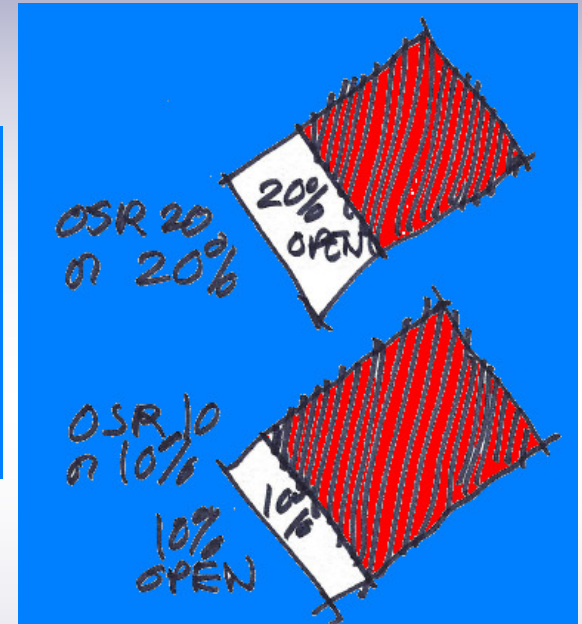
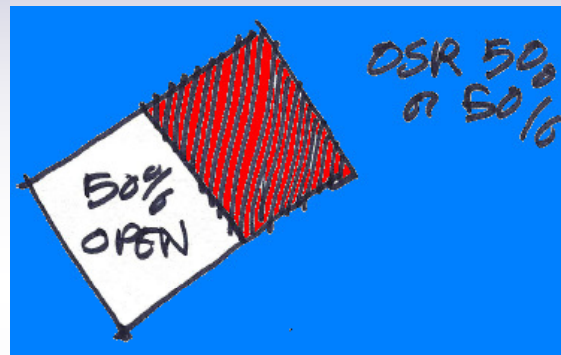
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Street	70% footprint allowable 14,700 sq ft	30% open space 6,300 sq ft	Next Yard	<p><b>Step 3:</b> Calculate Open Space Ratio</p> <p>OSR = 30 or 30%</p> <p>Site Area x OSR 21,000 x .30 = 6,300 sq ft open</p> <p>OSR Footprint 21,000 - 6,300 = 14,700 sq ft</p>
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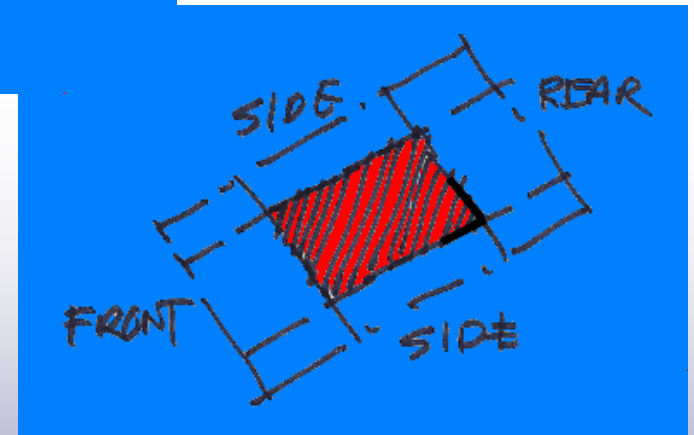
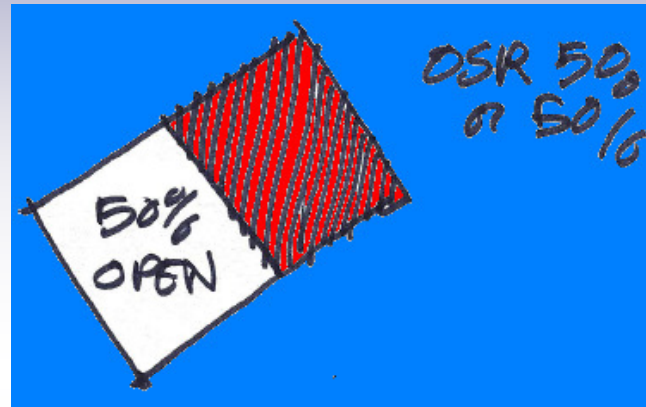
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Step 4: Compare OSR and Setbacks	
<i>Setback allowable is more restrictive</i>	<p>Setback Footprint      10,350 sq ft</p> <p>OSR Footprint            14,700 sq ft</p>

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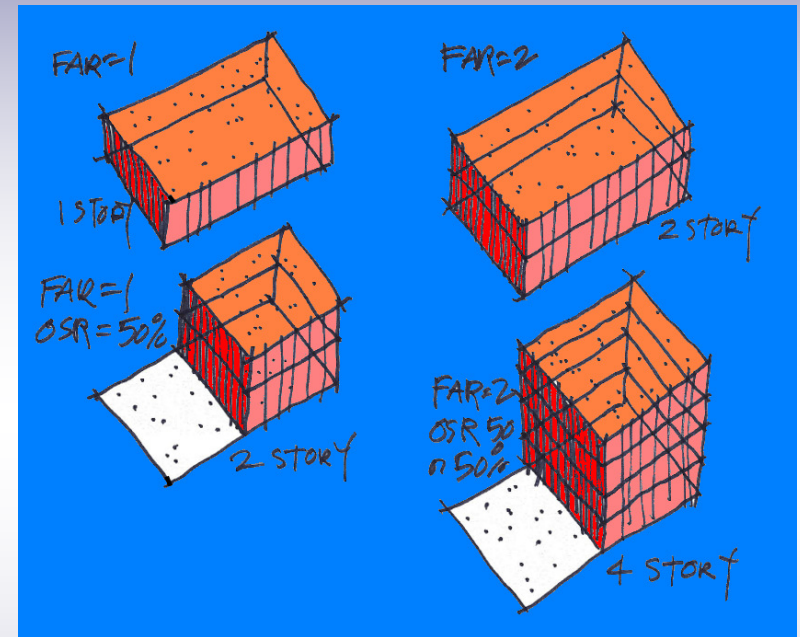
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		Side 1							
Street	Front Yard Setback	147,000 sq ft 10,350 sq ft (14.20 floors)	Rear Yard Setback	Next Yard					
		Side 2							

<b>Step 5:</b>	<b>Calculate Floor Area Ratio</b>
	<b>FAR = 7</b>
<b>Allowable</b>	<b>Site Area x FAR</b> $21,000 \times 7 = 147,000 \text{ sq ft}$
<b>Bldg Height</b>	<b>Allowable Area / Footprint</b>
<b>Bldg Height</b>	$147,000 / 10,350$
<b>Bldg Height</b>	<b>14.20 floors</b>

## Possible Activities:

- Complete worksheets on zoning studies for setbacks, FAR and OSR

End of Lecture