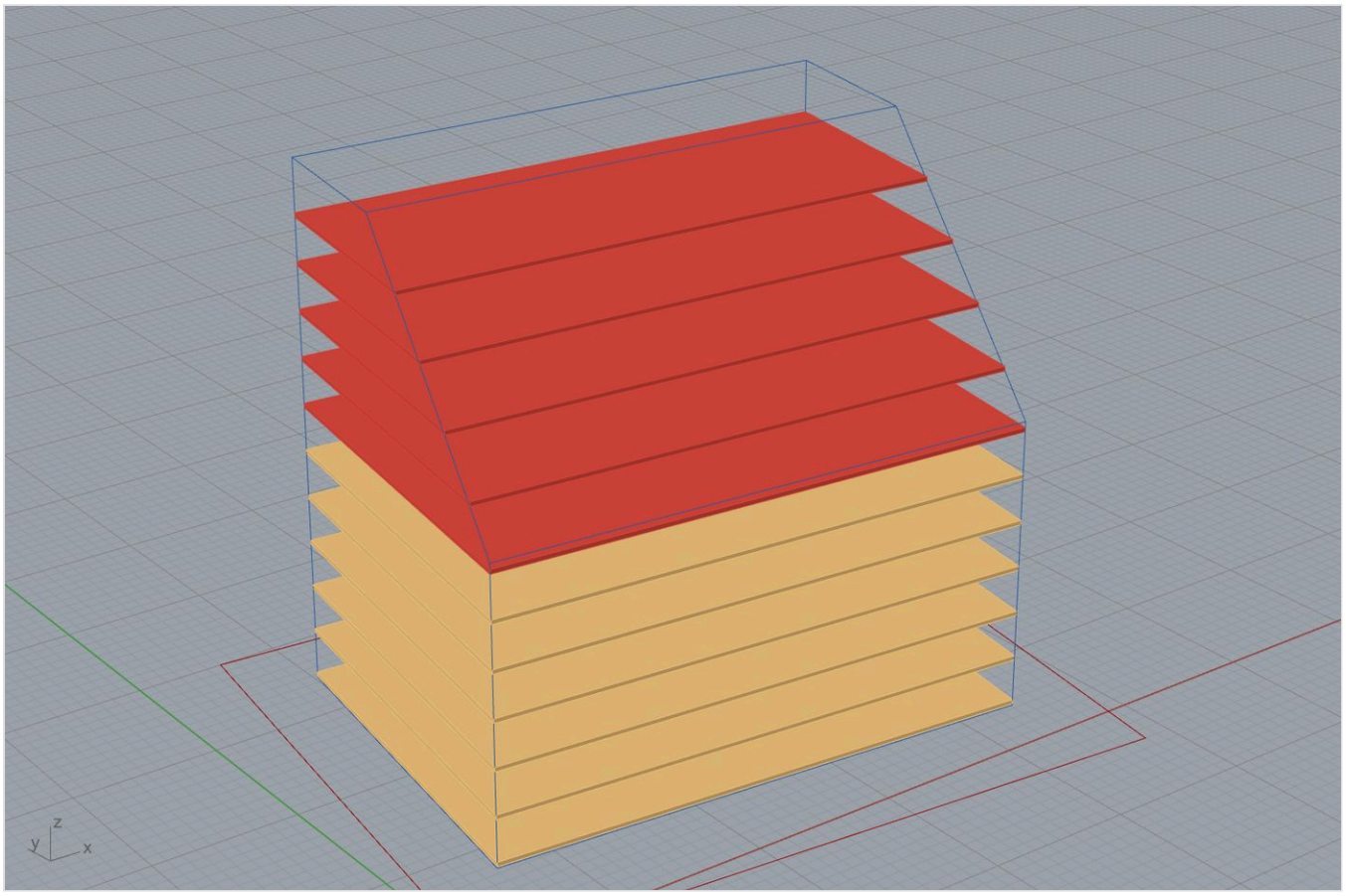
PLANNING

ZONING ENVELOPE

Buildable volume from setbacks, height limit and sky-exposure plane, checked against the FAR



FREE | RHINO 7 · RHINO 8 | NATIVE COMPONENTS ONLY | VERSION 1.0 · NOVEMBER 2026

Draw the lot, pick which edge is the street, and the definition builds the maximum envelope: setbacks, a deeper street setback, a height limit and a sky-exposure plane starting at a given height. Floor plates are cut at every level and summed against the allowed floor area ratio (FAR).

Free to use in your own projects, commercial ones included. Please do not resell or re-upload the files: share the link instead.

HOW TO USE

1. Open the file: a sample lot and its envelope appear.
2. Right-click 'Lot' > Set one Curve and pick your closed lot outline.
3. Use 'Street edge (index)' to choose which side of the lot faces the street.
4. Set setbacks, maximum height, sky plane and floor-to-floor height, then the maximum FAR.
5. Floors within the FAR are orange, the ones over it red. Bake 'Envelope'.

BAKE

Envelope

GOOD TO KNOW

- Rules differ from city to city: use this as a quick capacity study and check the actual zoning code.

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INPUTS

PARAMETER	RANGE	DEFAULT
Street edge (index)	0 – 10	0
Setback (m)	0.0 – 20.0	5.0
Street setback (m)	0.0 – 30.0	8.0
Max height (m)	3.0 – 150.0	36.0
Sky plane starts at (m)	0.0 – 60.0	12.0
Sky plane angle (deg)	10 – 89	45
Floor to floor (m)	2.50 – 6.00	3.20
Max FAR	0.20 – 15.00	3.50

GEOMETRY YOU CAN REPLACE

Lot · Curve

RESULTS AT DEFAULT VALUES

ZONING DATA

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Lot: 1944 m2   footprint 1044 m2 (54% coverage)
Envelope: 10366 m2 on 11 floors, FAR 5.33
Allowed (FAR 3.50): 6804 m2, 6 floors fit
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INSIDE THE DEFINITION

STAGES, LEFT TO RIGHT AND TOP TO BOTTOM

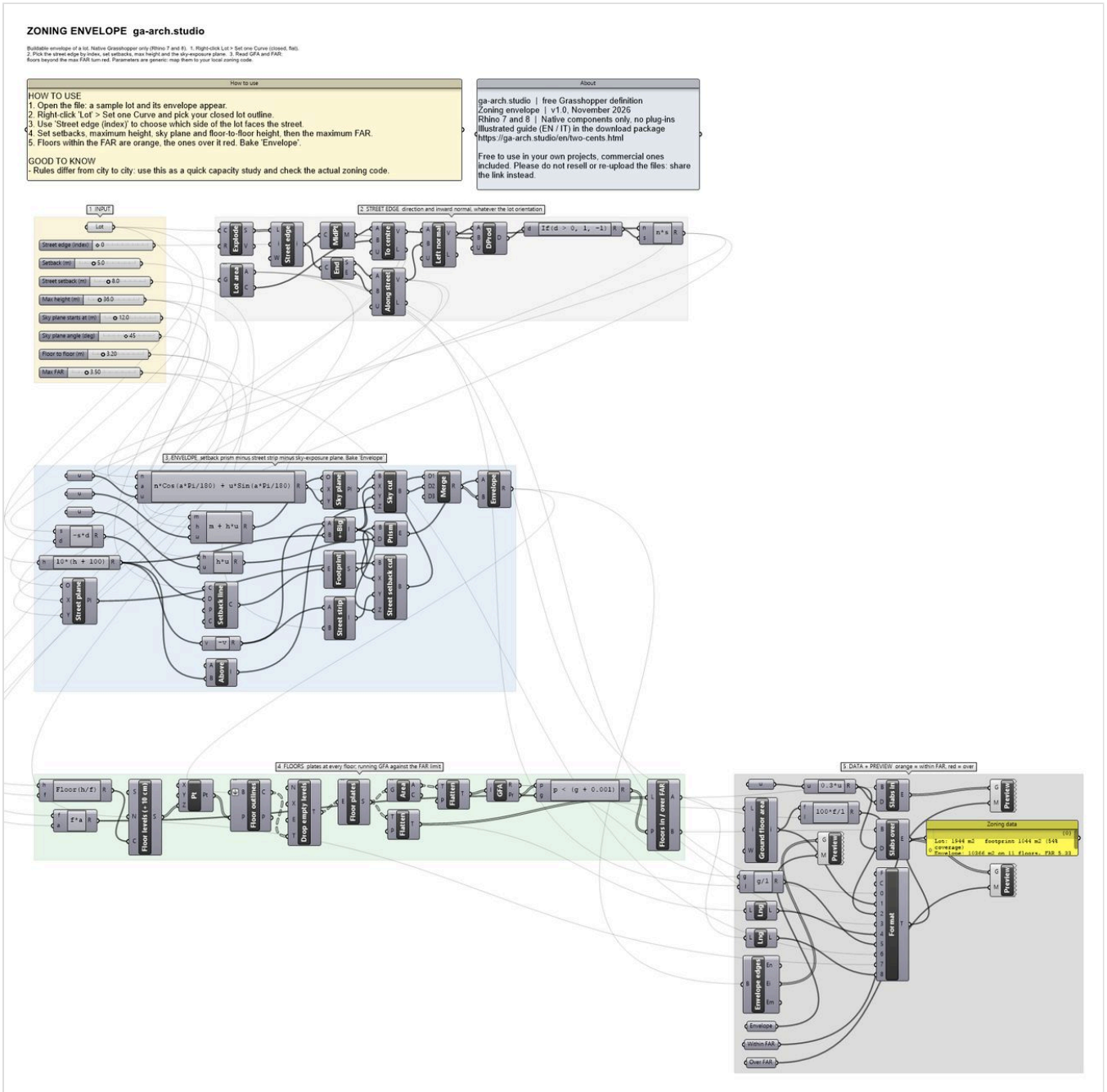
1 INPUT

2 STREET EDGE direction and inward normal, whatever the lot orientation

3 ENVELOPE setback prism minus street strip minus sky-exposure plane. Bake 'Envelope'

4 FLOORS plates at every floor; running GFA against the FAR limit

5 DATA + PREVIEW orange = within FAR, red = over



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