



## **Zoning Resolution**

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

**CITY PLANNING COMMISSION**  
**Sideya Sherman, Chair**

# **43-26 - Minimum Required Rear Yards**

File generated by <https://zr.planning.nyc.gov> on 4/29/2026

---

## 43-26 - Minimum Required Rear Yards

---

LAST AMENDED

4/30/2008

M1 M2 M3

In all districts, other than districts with an A suffix, a #rear yard# with a depth of not less than 20 feet shall be provided at every #rear lot line# on any #zoning lot# except as otherwise provided in Sections [43-27](#) (Special Provisions for Shallow Interior Lots), [43-28](#) (Special Provisions for Through Lots) or [43-31](#) (Other Special Provisions for Rear Yards). #Rear yards# shall also be provided along portions of #side lot lines# as set forth in Section [43-261](#) (Beyond one hundred feet of a street line).

For districts with an A suffix, the provisions of Section [43-262](#) shall apply. However, such provisions shall be modified by the provisions of [43-27](#) (Special Provisions for Shallow Interior Lots), [43-28](#) or [43-31](#).

---

## 43-261 - Beyond one hundred feet of a street line

---

LAST AMENDED

4/30/2008

M1 M2 M3

In all districts, as indicated, for #corner lots#, and for #zoning lots# that are bounded by two or more #streets# that are neither #corner lots# or #through lots#, the portion of a #side lot line# beyond 100 feet of the #street line# that it intersects shall be considered a #rear lot line# and a #rear yard# with a minimum depth of 20 feet shall be provided where such #rear lot line# coincides with a #rear lot line# of an adjoining #zoning lot#.



### CORNER LOT

(33-261.1, 43-261.1)



ZONING LOT BOUNDED BY TWO OR MORE STREETS  
(NEITHER A CORNER LOT NOR A THROUGH LOT)  
(33-261.2, 43-261.2)

---

**43-262 - Minimum rear yards for Manufacturing Districts with an A suffix**

---

LAST AMENDED

6/6/2024

In Manufacturing Districts with an A suffix, a #rear yard# shall be provided at the minimum depth set forth in the table below for the applicable height above the #base plane#, at every #rear lot line# on any #zoning lot#.

**REQUIRED DEPTH OF REAR YARD**

| <b>Height above #base plane#</b> | <b>Required depth</b> |
|----------------------------------|-----------------------|
| Below 65 feet                    | 10                    |
| Above 65 feet                    | 15                    |
| Above 125 feet                   | 20                    |

In addition, where a portion of a #side lot line# beyond 100 feet of the #street line# coincides with a #rear lot line# of an adjoining #zoning lot#, such #side lot line# shall be considered a #rear lot line# and a #rear yard# shall be required with a minimum depth in accordance with the provisions of this Section.