



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

33-26 - Minimum Required Rear Yards

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33-26 - Minimum Required Rear Yards

LAST AMENDED

6/6/2024

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, other than C7 Districts, 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 [33-27](#) (Special Provisions for Shallow Interior Lots), [33-28](#) (Special Provisions for Through Lots) or [33-30](#) (OTHER SPECIAL PROVISIONS FOR REAR YARDS). Rear yards shall also be provided along portions of side lot lines as set forth in Section [33-261](#) (Beyond one hundred feet of a street line).

For C7 Districts, the provisions of Section [33-262](#) shall apply. However, such provisions shall be modified by the provisions of [33-27](#), [33-28](#) or [33-30](#).

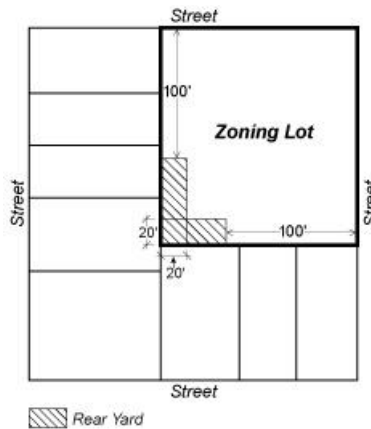
33-261 - Beyond one hundred feet of a street line

LAST AMENDED

4/30/2008

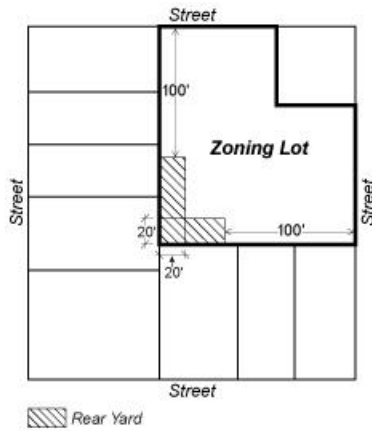
C1 C2 C3 C4 C5 C6 C7 C8

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, 43-261.1)

33-262 - Minimum rear yards for C7 Districts

LAST AMENDED
 6/6/2024

In C7 Districts, 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

Height above #base plane#	Required depth
Below 65 feet	10 feet
Above 65 feet	15 feet
Above 125 feet	20 feet

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.