



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

23-344 - Additional rear yard modifications

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LAST AMENDED

12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

In all districts, as indicated, the #rear yard# requirements set forth in Section [23-342](#) (Rear yard requirements) and the #rear yard equivalent# requirements of Section [23-343](#) (Rear yard equivalent requirements) shall be modified as set forth in this Section.

- (a) Within one hundred feet of corners

In the districts indicated, no #rear yard# shall be required within 100 feet of the point of intersection of two #street lines# intersecting at an angle of 135 degrees or less.

- (b) Along #short dimension of a block#

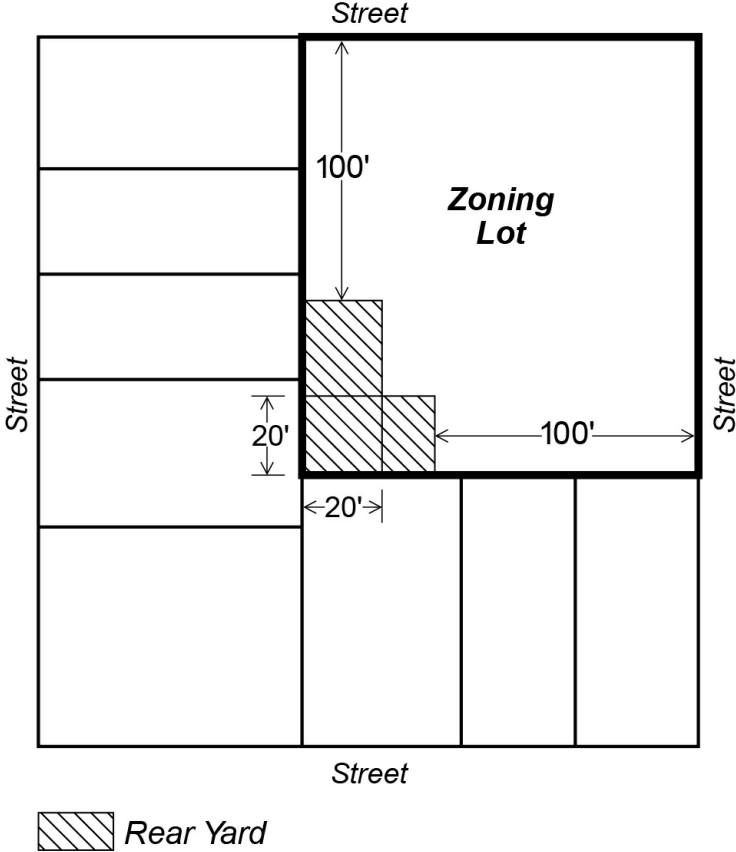
In the districts indicated, whenever a #front lot line# of a #zoning lot# coincides with the #street line# of the #short dimension of a block#, no #rear yard# shall be required within 100 feet of such #street line#

- (c) Beyond one hundred feet of a #street line#

In all districts, as indicated, for #interior# or #through lot# portions of #corner lots#, and for #zoning lots# bounded by two or more #streets# that are neither #corner lots# nor #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 the following rules shall apply along such #rear lot line#:

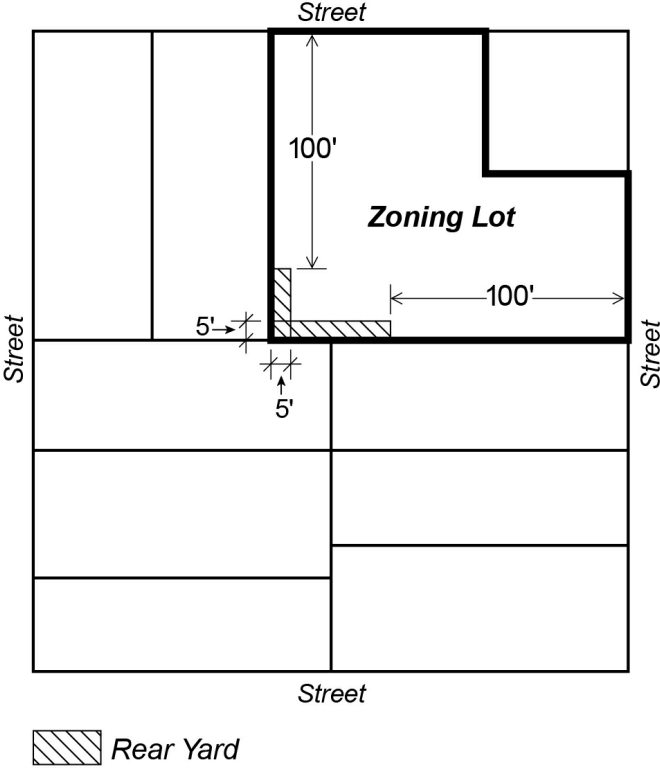
- (1) In all districts, a #rear yard# shall be provided in accordance with Section [23-342](#) (Rear yard requirements), where such #rear lot line# coincides with a #rear lot line# of an adjoining #zoning lot#.

CORNER LOT



- (2) In R1 through R5 Districts, a rear yard with a minimum depth of five feet shall be provided where such rear lot line coincides with a side lot line of an adjoining zoning lot.

ZONING LOT BOUNDED BY TWO OR MORE STREETS
(NEITHER A CORNER LOT NOR A THROUGH LOT)

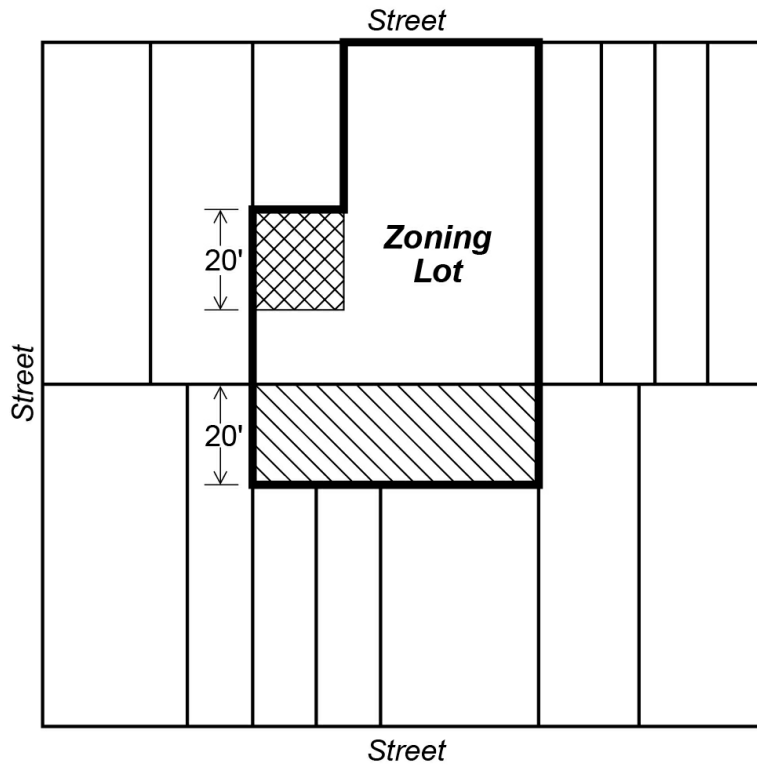




(3) In R6 through R12 Districts, no #rear yard# shall be required where such #rear lot line# coincides with a #side lot line# of an adjoining #zoning lot#.

(d) For zoning lots with multiple #rear lot lines#

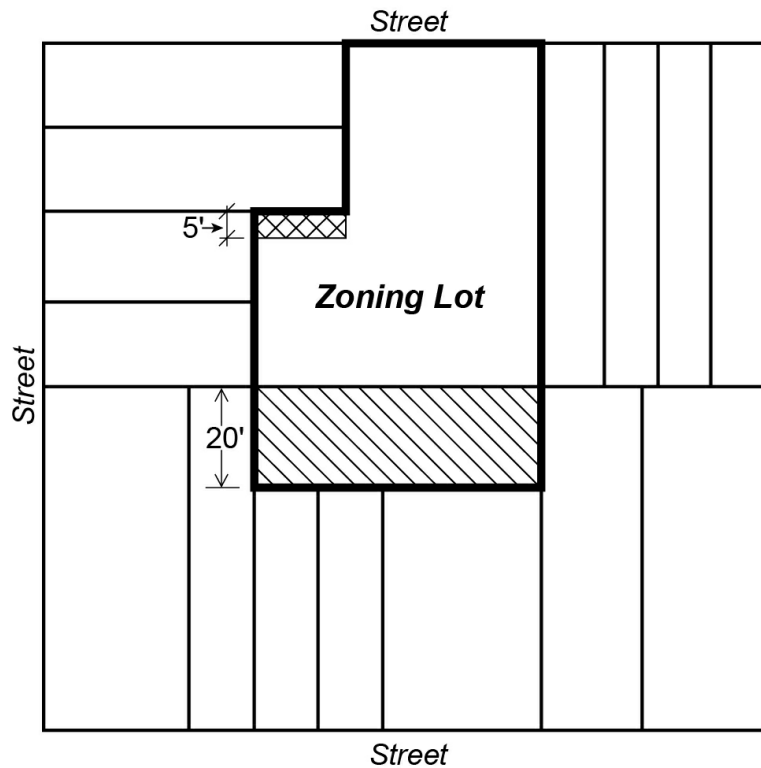
In all districts, as indicated, for #zoning lots# with multiple #rear lot lines#, if a #rear yard# extends from a #rear lot line# away from the #street line# which is used to determine such #rear lot line#, the following rules shall apply along such #rear lot line#:



(1) In all districts, where any such #rear lot line# coincides with the #rear lot line# of an adjoining #zoning lot#, a #rear yard# shall be provided in accordance with Section [23-342](#) (Rear yard requirements).



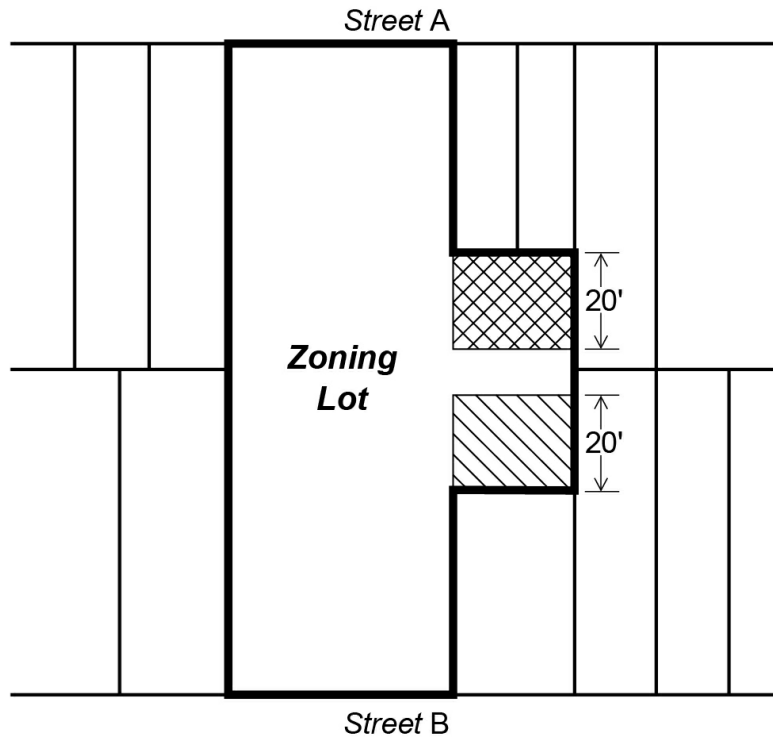
-  *Rear Yard extending away from Street Line*
-  *Rear Yard extending toward Street Line*



(2) In R1 through R5 Districts, a rear yard with a minimum depth of five feet shall be provided where such rear lot line coincides with a side lot line of an adjoining zoning lot.



-  *Rear Yard extending away from Street Line*
-  *Rear Yard extending toward Street Line*

- (3) In R6 through R12 Districts, no rear yard shall be required where such rear lot line coincides with a side lot line of an adjoining zoning lot.
- (4) In all districts, for portions of through lots that have multiple rear lot lines and such portions are not subject to interior lot regulations, the street line bounding the zoning lot closest to such rear lot line shall be used to determine compliance with this Section.



-  *Rear Yard extending away from Street A*
-  *Rear Yard extending away from Street B*