



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

23-83 - Building Walls Regulated by Other Than Minimum Spacing Requirements

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LAST AMENDED

2/2/2011

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, to the extent that the provisions of Section [23-82](#) (Building Walls Regulated by Minimum Spacing Requirements) do not apply, the minimum distance between different walls of the same #building# shall conform to the regulations set forth in the following Sections:

Section [23-84](#) (Outer Court Regulations)

Section [23-85](#) (Inner Court Regulations)

Section [23-86](#) (Minimum Distance Between Legally Required Windows and Walls or Lot Lines)

Section [23-87](#) (Permitted Obstructions in Courts).

For the purposes of these Sections, #abutting# #buildings# on a single #zoning lot# shall be considered a single #building#.

However, these regulations shall not apply to any #single-# or #two-family# #detached# #residence#.

A corner of a #court# may be cut off between walls of the same #building#, provided that the length of the wall of such cut-off does not exceed seven feet.

The Commissioner of Buildings may approve minor recesses, projections and architectural treatment of the outline of #courts# as long as these variations do not substantially change the depth or width of the #court#.