



## **Zoning Resolution**

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

**CITY PLANNING COMMISSION**  
**Daniel R. Garodnick, Chair**

# **34-23 - Modification of Yard and Open Area Regulations**

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## 34-23 - Modification of Yard and Open Area Regulations

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LAST AMENDED

12/5/2024

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### 34-231 - Modification of front yard requirements

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LAST AMENDED

12/5/2024

C1 C2 C3 C4 C5 C6

In the districts indicated, no #front yard# shall be required for any #residential building#.

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### 34-232 - Modification of side yard requirements

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LAST AMENDED

12/5/2024

C1 C2 C3 C4 C5 C6

In the districts indicated, no #side yard# shall be required for any #residential building#. However, if any open area extending along a #side lot line# is provided at any level, it shall have a minimum width of five feet, measured perpendicular to the #side lot line#. The allowances for permitted obstructions in any #yard# or #rear yard equivalent# set forth in Sections [23-311](#) and [23-312](#) shall be permitted in such open areas.

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## 34-233 - Change of use

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LAST AMENDED

12/5/2024

C1 C2 C3 C4 C5 C6

A non-#residential use# occupying a #building#, or portion thereof, that was in existence on December 15, 1961, may be changed to a #residential use# and the regulations pertaining to minimum required #open space ratio# shall not apply to such change of #use#.