



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

107-223 - Permitted obstruction in designated open space

File generated by <https://zr.planning.nyc.gov> on 4/11/2026

107-223 - Permitted obstruction in designated open space

LAST AMENDED

12/5/2024

The following shall not be considered as obstructions when located in #designated open space#:

- (a) Awnings and other sun control devices, pursuant to Section [23-311](#) (Permitted obstructions in all yards, courts and open areas);
- (b) Balconies, unenclosed, subject to the provisions of Section [23-62](#);
- (c) Eaves, gutters or downspouts projecting into such #designated open space# not more than 16 inches;
- (d) Fences or walls, conditioned upon certification by the City Planning Commission that:
 - (1) such fences or walls will not obstruct or preclude public access or circulation of pedestrians, cyclists or horseback riders through the public easement within #designated open space#; and
 - (2) the location, size, design and materials of such fences or walls are appropriate to the character of the #designated open space#;
- (e) #Qualifying exterior wall thickness#, pursuant to Section [23-311](#);
- (f) Solar energy systems on walls pursuant to Section [23-311](#).

No #accessory# off-street parking facilities shall be permitted in #designated open space#. No #building or other structure# shall be erected in #designated open space# except as permitted by the provisions of Section [107-221](#) (Active recreational facilities). Any existing #building or other structure# located within the #designated open space# on November 2, 2023, and not complying with

the provisions of this Section or the other Sections specified in the preceding paragraph, shall not be #enlarged# but may be continued as a #non-conforming# #use# or #non-complying# #building# subject to the applicable provisions of Article V (Non-conforming Uses and Non-complying Buildings) in accordance with the underlying district regulations.