



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

139-22 - Special Yard Regulations

File generated by <https://zr.planning.nyc.gov> on 7/19/2025

139-22 - Special Yard Regulations

LAST AMENDED
11/23/2021

The underlying #yard# and #rear yard equivalent# regulations shall apply, as modified by the provisions of this Section, inclusive.

139-221 - Permitted obstructions in required yards

LAST AMENDED
12/6/2023

In all #Commercial#, #Manufacturing#, and #Mixed Use Districts#, the permitted obstruction provisions of paragraph (b)(2) of Section [33-23](#) and paragraph (b)(1) of Section [43-23](#) shall be modified such that, in any #rear yard#, any #building# or portion of a #building# used for any permitted non-#residential use# (except any #building# portion containing rooms used for living or sleeping purposes) shall be a permitted obstruction, provided that the height of such #building#, or portion thereof, shall not exceed two #stories#, excluding #basements#, nor in any event 30 feet above #curb level#. Any allowance for other permitted obstructions above a #building# in a #rear yard# or #rear yard equivalent# set forth in Section [33-23](#) or [44-23](#), as applicable, shall be permitted above such modified height limitations.

139-222 - Rear yards and rear yard equivalents

LAST AMENDED
11/23/2021

In all #Manufacturing Districts#, the provisions of [43-26](#) (Minimum Required Rear Yards) and [43-261](#) (Beyond one hundred feet of a street line) shall not apply. In lieu thereof, 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
Above 65 feet and below 125 feet	15
Above 125 feet	20

In addition, in all #Manufacturing# and #Mixed Use Districts#, the provisions of Section [43-28](#) (Special Provisions for Through Lots) shall be modified such that no #rear yard equivalent# shall be required on any #through lot# or #through lot# portion of a #zoning lot#.

139-223 - Required yards along district boundaries

In #Manufacturing# and #Mixed Use Districts#, the provisions of Section [43-304](#) (Required front yards along district boundary located in a street) shall not apply.

In #Commercial#, #Manufacturing#, and #Mixed Use Districts#, the underlying yard requirements applying along district boundaries of Sections [33-292](#) (Required yards along district boundary coincident with rear lot lines of two adjoining zoning lots), [33-293](#) (Required yards along district boundary coincident with side lot line of zoning lot in a Commercial District), [43-302](#) (Required yards along district boundary coincident with rear lot lines of two adjoining zoning lots) and [43-303](#) (Required yards along district boundary coincident with side lot line of zoning lot in a Manufacturing District), shall be superseded by the provisions of this Section as follows:

- (a) When #side# or #rear lot lines# coincide with a #side lot line# of a #zoning lot# in an adjoining #Residence District#, an open area not higher than #curb level#, and at least eight feet in depth, shall be provided; and
- (b) Where #side# or #rear lot lines# coincide with the #rear lot line# of a #zoning lot# in an adjoining #Residence District#, an open area not higher than 30 feet above #base plane# and at least 20 feet in depth, shall be provided.

139-224 - Waterfront yards

The provisions of Section [62-33](#) (Special Yard and Lot Coverage Regulations on Waterfront Blocks) shall be modified such that a #waterfront yard# shall be provided in accordance with the provisions of Section [62-332](#) (Rear yards and waterfront yards) on all #waterfront zoning lots#, as that term is defined in Section [62-11](#), regardless of #use#.

The depth of the #waterfront yard# shall be measured from the #zoning lot line# adjoining the Gowanus Canal, or where the provisions of paragraph (f) of Section [139-51](#) (Area-wide Modifications) are utilized, from the bulkhead. The depth of the #waterfront yard# may be reduced as set forth in Section [62-332](#).