



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

139-223 - Required yards along district boundaries

File generated by <https://zr.planning.nyc.gov> on 2/1/2026

139-223 - Required yards along district boundaries

LAST AMENDED

11/23/2021

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yards along district boundary coincident with side lot line of zoning lot in a Manufacturing District), shall be superseded by the provisions of this Section as follows: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.