



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

23-33 - Side Yard Requirements

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23-33 - Side Yard Requirements

LAST AMENDED
12/5/2024

23-331 - Basic side yard requirements in R1 through R5 Districts

LAST AMENDED
12/5/2024

R1 R2 R3 R4 R5

(a) Detached buildings

In the districts indicated, for zoning lots containing only single- or two-family detached residences, two side yards, shall be provided. In R1 Districts the minimum width of each side yard shall be eight feet, and in all other districts, the minimum width shall be five feet.

R3 R4 R5

(b) Semi-detached buildings and zero lot line buildings

In the districts indicated, for zoning lots containing only single- or two-family semi-detached or zero lot line residences, a side yard with a minimum width of five feet shall be provided.

In addition, where an adjoining zoning lot contains a single- or two-family detached, semi-detached, or zero lot line residence, an open area with a minimum total width of eight feet shall be required between the building on the subject zoning lot and the residence on the adjacent zoning lot. However, where both adjoining zoning lots contain a single- or two-family detached, semi-detached, or zero lot line residence, the total open area need not exceed 13 feet on the subject zoning lot.

R3-2 R4 R4B R5 R5B R5D

(c) Other residences

In the districts indicated, for zoning lots containing residences that are not subject to paragraphs (a) or (b) of this Section, no side yards shall be required. 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. Furthermore, where a zoning lot adjoins a zoning lot containing exclusively single- or two-family residences, and where a side yard with a minimum width of three feet or more is provided along the common side lot line, an open area with a minimum total width of eight feet shall be required between the building on the subject zoning lot and the residence on the adjacent zoning lot.

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.

R1 R2 R3 R4 R5

(d) Permitted obstructions in open areas between buildings

Only #accessory# mechanical equipment limited in depth to 18 inches from an exterior wall, chimneys, downspouts, eaves, gutters, open #accessory# off-street parking spaces, #qualifying exterior wall thickness#, ramps for access by people with disabilities, and steps as set forth in the applicable provisions of Sections [23-311](#) and [23-312](#) shall be permitted obstructions in open areas between #buildings#, provided that such obstructions, not including #accessory# off-street parking spaces, #qualifying exterior wall thickness# or #accessory# mechanical equipment, may not reduce the minimum width of the open area by more than three feet.

23-332 - Modified side yard requirements for qualifying residential sites

LAST AMENDED

12/5/2024

R1 R2 R3 R4 R5

In the districts indicated, for #residences# on #qualifying residential sites# in districts that are not otherwise subject to the provisions of paragraph (c) of Section [23-331](#) (Basic side yard requirements in R1 through R5 Districts), #side yards# shall only be required where a #building# containing #residences# on an adjacent #zoning lot# has a #side yard# adjoining the subject #zoning lot#. In such instances, an open area with a minimum width of five feet, measured perpendicular to the #side lot line# shall be provided, and extend along the entire #side lot line#. Obstructions permitted pursuant to Sections [23-311](#) and [23-312](#) shall be permitted in such open areas.

23-333 - Modified side yard requirements for existing narrow zoning lots

LAST AMENDED

12/5/2024

R1 R2 R3 R4 R5

In the districts indicated, where the width of a #zoning lot# is less than that required under the provisions of Section [23-11](#) (Lot Area and Lot Width Regulations in R1 Through R5 Districts), for a #single-# or #two-family residence#, the required total width of #side yards#, or minimum open area provided along a #side lot line#, as applicable, may be reduced by four inches for each foot by which the width of a #zoning lot# is less than that required, and where applicable, the minimum distance required between a #residence# on an adjacent #zoning lot# may be reduced by six inches for each foot by which the width of a #zoning lot# is less than that required, provided that the narrow lot condition was in existence on December 15, 1961, and, subsequently, such narrow lot condition has neither increased nor decreased in width.

However, in no event shall the required width of a #side yard# or open area be less than three feet and, where applicable, the minimum distance between a #residence# on an adjacent #zoning lot# be less than five feet.

23-334 - Side yard requirements for R6 through R12 Districts

LAST AMENDED

12/5/2024

R6 R7 R8 R9 R10 R11 R12

(a) #Detached# #buildings#

In the districts indicated, for #zoning lots# containing only #single-family# or #two-family# #detached# #residences#, two #side yards#, each with a minimum width of five feet, shall be provided.

(b) All other #buildings#

In the districts indicated, for #zoning lots# containing all other types of #residences#, no #side yards# shall be required. 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.