



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

23-441 - General permitted obstruction allowances

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LAST AMENDED

12/6/2023

In all #Residence Districts#, the following obstructions shall be permitted within any required #yard# or #rear yard equivalent#. These allowances are generally common to #Residence#, #Commercial# and #Manufacturing Districts#.

- (a) In any #yard# or #rear yard equivalent#:
- (1) #Accessory# mechanical equipment, limited in depth to 18 inches from an exterior wall;
 - (2) Arbors or trellises;
 - (3) Awnings and other sun control devices, provided that when located at a level higher than the first #story#, excluding a #basement#, all such awnings and other sun control devices:
 - (i) shall be limited to a maximum projection from a #building# wall of 2 feet, 6 inches; and
 - (ii) shall have solid surfaces that, in aggregate, cover an area no more than 30 percent of the area of the #building# wall (as viewed in elevation) from which they project;
 - (4) Bicycles or micromobility parking, including necessary ancillary structures;
 - (5) Canopies;
 - (6) Chimneys, projecting not more than three feet into, and not exceeding two percent of the area of, the required #yard# or #rear yard equivalent#;
 - (7) Eaves, gutters, downspouts, or other similar projections, extending into such #yard# or #rear yard equivalent# not more than 16 inches or 20 percent of the width of such #yard# or #rear yard equivalent#, whichever is the lesser distance;
 - (8) Electric vehicle charging equipment;
 - (9) Flagpoles;
 - (10) #Qualifying exterior wall thickness#;
 - (11) Ramps or lifts for people with physical disabilities;
 - (12) Solar energy systems, #accessory# or as part of an #energy infrastructure equipment#:
 - (i) on walls existing on April 30, 2012, projecting no more than 10 inches and occupying no more than 20 percent of the surface area of the #building# wall (as viewed in elevation) from which it projects; or
 - (ii) above other permitted obstructions, as applicable, provided that the additional height shall be limited to 18 inches;

- (13) Terraces or porches, open;
 - (14) Window sills, or similar projections extending into such #yard# or #rear yard equivalent# not more than four inches;
- (b) In any #rear yard# or #rear yard equivalent#:
- (1) Breezeways;
 - (2) Fire escapes;
 - (3) Greenhouses, non-commercial, #accessory#, limited to one #story# or 15 feet in height above adjoining grade, whichever is less, and limited to an area not exceeding 25 percent of a required #rear yard#;
 - (4) Recreational or drying yard equipment;
 - (5) Sheds, tool rooms or other similar #accessory# #buildings or other structures# for domestic or agricultural storage, with a height not exceeding 10 feet above the level of the #rear yard# or #rear yard equivalent#;
 - (6) Solar energy systems, #accessory# or as part of an #energy infrastructure equipment#:
 - (i) on the roof of a #building# permitted as an obstruction to such #yard#, up to four feet in height as measured perpendicular to the roof surface; however, limited to 18 inches in height as measured perpendicular to the roof surface when located above a detached #accessory# #building or other structure#, or on any roof with a slope greater than 20 degrees; or
 - (ii) affixed to solar canopies and located over any #accessory# off-street parking space, provided that the height shall not exceed 15 feet above the level of the adjoining grade;
 - (7) Water-conserving devices required in connection with air conditioning or refrigeration systems in #buildings# existing prior to May 20, 1966, if located not less than eight feet from any #lot line#.

However, no portion of a #rear yard equivalent# which is also a required #front yard# or required #side yard# may contain any obstructions not permitted in such #front yard# or #side yard#.