



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

43-31 - Other Special Provisions for Rear Yards

File generated by <https://zr.planning.nyc.gov> on 5/22/2026

43-31 - Other Special Provisions for Rear Yards

LAST AMENDED

12/15/1961

M1 M2 M3

In all districts, as indicated, the #rear yard# requirements set forth in Section [43-26](#) (Minimum Required Rear Yards) shall be modified as set forth in this Section.

43-311 - Within 100 feet of corners

LAST AMENDED

12/15/1961

M1 M2 M3

In all districts, as indicated, no #rear yard# shall be required within 100 feet of the point of intersection of two #street lines# intersecting at an angle of 135 degrees or less.

43-312 - Along short dimension of block

LAST AMENDED

12/5/2024

M1 M2 M3

In all districts, as indicated, whenever a #front lot line# of a #zoning lot# coincides with the #short dimension of a block#, no #rear yard# shall be required within 100 feet of such #front lot line#.

43-313 - For zoning lots with multiple rear lot lines

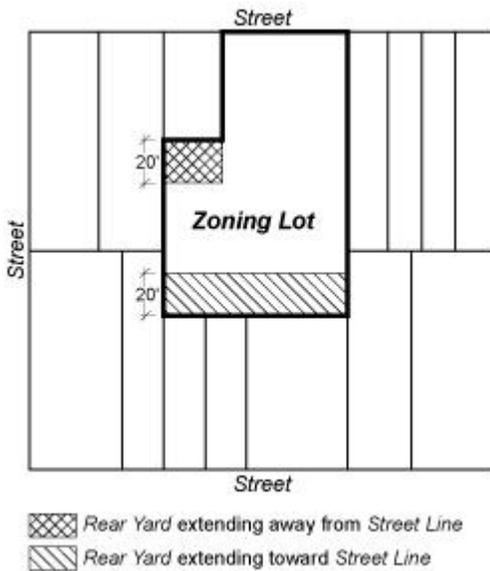
LAST AMENDED

4/30/2008

M1 M2 M3

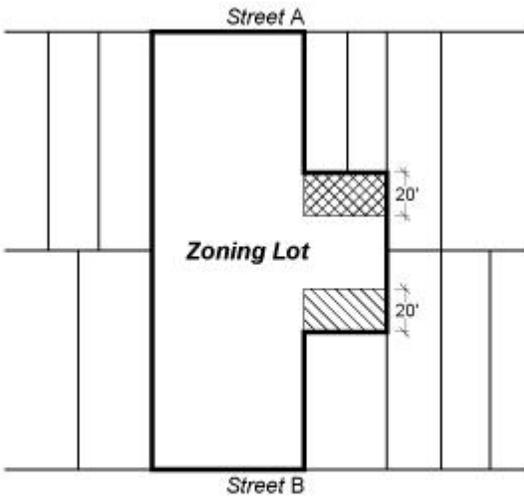
In all districts, as indicated, for #zoning lots# with multiple #rear lot lines#, if a #rear yard# extends from a #rear lot line# away from the #street line# which is used to determine such #rear lot line#, the following rules shall apply:

- (a) A #rear yard# with a minimum depth of 20 feet shall be provided where such #rear lot line# coincides with a #rear lot line# of an adjoining #zoning lot#.



(33-303a, 43-313a)

- (b) No rear yard shall be required where such rear lot line coincides with a side lot line of an adjoining zoning lot.
- (c) For portions of through lots that have multiple rear lot lines and such portions are not subject to interior lot regulations, the street line bounding the zoning lot closest to such rear lot line shall be used to determine compliance with this Section.



-  Rear Yard extending away from Street A
-  Rear Yard extending away from Street B

(33-303c, 43-313c)