



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

43-31 - Other Special Provisions for Rear Yards

File generated by <https://zr.planning.nyc.gov> on 2/23/2026

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

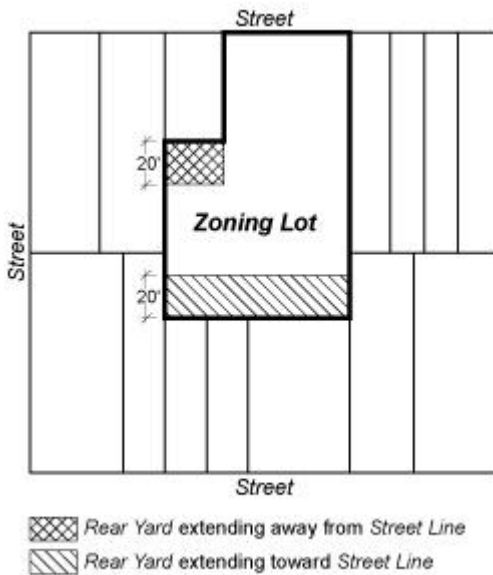
LAST AMENDED

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:

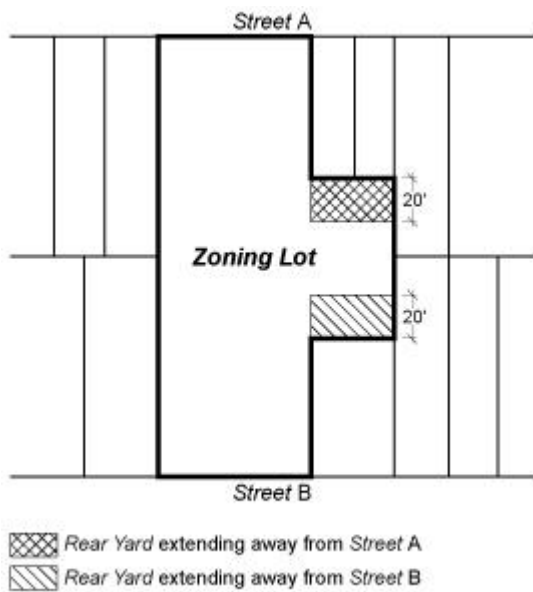
- (a) A #rear yard# with a minimum depth of 20 feet shall be provided where such #rear lot line# coincides with a #rear lot line# of an adjoining #zoning lot#.



(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.



(33-303c, 43-313c)