

## Zoning Resolution

THE CITY OF NEW YORK
Eric Adams, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

## 24-38 - Special Provisions for Through Lots

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## 24-38 - Special Provisions for Through Lots

LAST AMENDED
6/29/1994

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, the regulations of this Section shall apply to all \#through lots\#. In the case of a \#zoning lot\# occupying an entire \#block\#, no \#rear yard\# or \#rear yard equivalent\# shall be required.

## 24-381-Excepted through lots

LAST AMENDED
3/22/2016

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10
(a) In all districts, as indicated, no \#rear yard\# regulations shall apply to any \#through lots\# that extend less than 110 feet in maximum depth from \#street\# to \#street\#.

R5D R6A R6B R7A R7B R7D R7X R8A R8B R8X R9A R9D R9X R10A R10X
(b) In the districts indicated, for all \#buildings\# and for \#Quality Housing buildings\# in other R6, R7, R8, R9 and R10 Districts, no \#rear yard\# regulations shall apply to any \#zoning lot\# that includes a \#through lot\# portion which is contiguous on one side to two \#corner lot\# portions, and such \#zoning lot\# occupies the entire \#block\# frontage of a \#street\#.

## 24-382-Required rear yard equivalents

## LAST AMENDED

3/22/2016

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, on any \#through lot\# 110 feet or more in maximum depth from \#street\# to \#street\#, one of the following \#rear yard equivalents\# shall be provided:
(a) an open area with a minimum depth of 60 feet midway (or within five feet of being midway) between the two \#street lines\# upon which such \#through lot\# fronts;
(b) two open areas, each adjoining and extending along the full length of a \#street line\#, and each with a minimum depth of 30 feet measured from such \#street line\#, except the depth of such required open area along one \#street line\# may be decreased, provided that:
(1) a corresponding increase in the depth of the open area along the other \#street line\# is made; and
(2) any required front setback areas are maintained; or
(c) an open area adjoining and extending along the full length of each \#side lot line\#, with a minimum width of 30 feet measured from each such \#side lot line\#.

However, in R5D, R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A and R10X Districts, and for
\#Quality Housing buildings\# in other R6 through R10 Districts on any \#through lot\# at least 180 feet in depth from \#street\# to \#street\#, a \#rear yard equivalent\# shall be provided only as set forth in paragraph (a) of this Section.

Any such \#rear yard equivalent\# shall be unobstructed from its lowest level to the sky, except as provided in Section 24-33 (Permitted Obstructions in Required Yards or Rear Yard Equivalents).

