Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

33-27 - Special Provisions for Shallow Interior Lots

File generated by https://zr.planning.nyc.gov on 11/26/2026

33-27 - Special Provisions for Shallow Interior Lots

LAST AMENDED
6/6/2024

C1 C2 C3 C4 C5 C6 C7 C8

(a) For districts other than C7 Districts In all districts, other than C7 Districts, if an #interior lot# consists entirely of a tract of land:

(1) which was owned separately and individually from all other adjoining tracts of land, both on December 15, 1961, and on the date of application for a building permit; and

(2) which is less than 70 feet deep;

the depth of a required #rear yard# for such #interior lot# may be reduced by one foot for each two feet by which the maximum depth of such #interior lot# is less than 70 feet. No #rear yard# is required on any #interior lot# with a maximum depth of 50 feet or less.

(b) For C Districts

For C7 Districts, if an #interior lot#, or portion thereof, has a depth of less than 95 feet at any point, and such shallow condition was in existence on December 15, 1961, the depth of a required #rear yard#, or portion thereof, may be reduced by six inches for each foot by which the depth of such #zoning lot# is less than 95 feet. No #rear yard# is required on any such #interior lot#, or portion thereof, with a maximum depth of less than 50 feet.