



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

33-30 - OTHER SPECIAL PROVISIONS FOR REAR YARDS

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33-30 - OTHER SPECIAL PROVISIONS FOR REAR YARDS

LAST AMENDED
12/15/1961

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, the #rear yard# requirements set forth in Section [33-26](#) (Minimum Required Rear Yards) shall be modified as set forth in this Section.

33-301 - Within one hundred feet of corners

LAST AMENDED
12/15/1961

C1 C2 C3 C4 C5 C6 C7 C8

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.

33-302 - Along short dimension of block

LAST AMENDED
12/5/2024

C1 C2 C3 C4 C5 C6 C7 C8

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

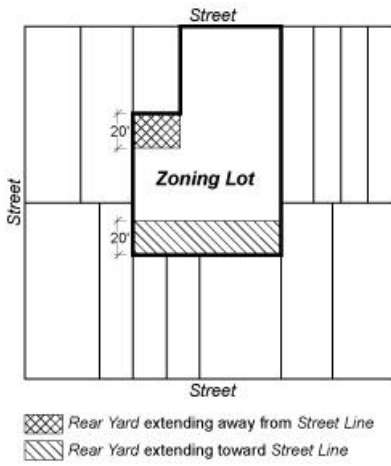
33-303 - For zoning lots with multiple rear lot lines

LAST AMENDED
4/30/2008

C1 C2 C3 C4 C5 C6 C7 C8

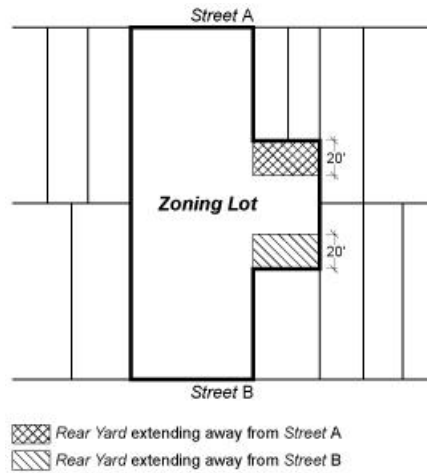
In all districts, as indicated, for #zoning lots# with multiple #rear lot lines#, if a #rear yard# extends from a #rear lot line# away from the #street line# which is used to determine such #rear lot line#, the following rules shall apply:

- (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)

- (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)

33-31 - Special Provisions for Zoning Lots Divided by District Boundaries

LAST AMENDED
12/15/1961

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, whenever a #zoning lot# is divided by a boundary between districts with different #yard# regulations, the provisions set forth in Article VII, Chapter 7 shall apply.

33-32 - Modification of Yard Regulations

LAST AMENDED

12/5/2024

C5-5 C6-8 C6-9 C6-11 C6-12

- (a) In the districts indicated, the regulations set forth in Sections [33-26](#) (Minimum Required Rear Yards) through [33-30](#) (OTHER SPECIAL PROVISIONS FOR REAR YARDS), inclusive, relating to #rear yard# regulations, may be modified in accordance with the provisions of Section [73-68](#) (Height and Setback and Yard Modifications).

C1 C2 C3 C4 C5 C6 C7 C8

- (b) In all districts, the regulations set forth in Section [33-303](#) (For zoning lots with multiple rear lot lines) may be modified in accordance with the provisions of Section [73-69](#) (Rear Yard Modifications).