



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

23-344 - Additional rear yard modifications

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23-344 - Additional rear yard modifications

LAST AMENDED

12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

In all districts, as indicated, the #rear yard# requirements set forth in Section [23-342](#) (Rear yard requirements) and the #rear yard equivalent# requirements of Section [23-343](#) (Rear yard equivalent requirements) shall be modified as set forth in this Section.

(a) Within one hundred feet of corners

In the districts 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.

(b) Along #short dimension of a block#

In the districts 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 #street line#

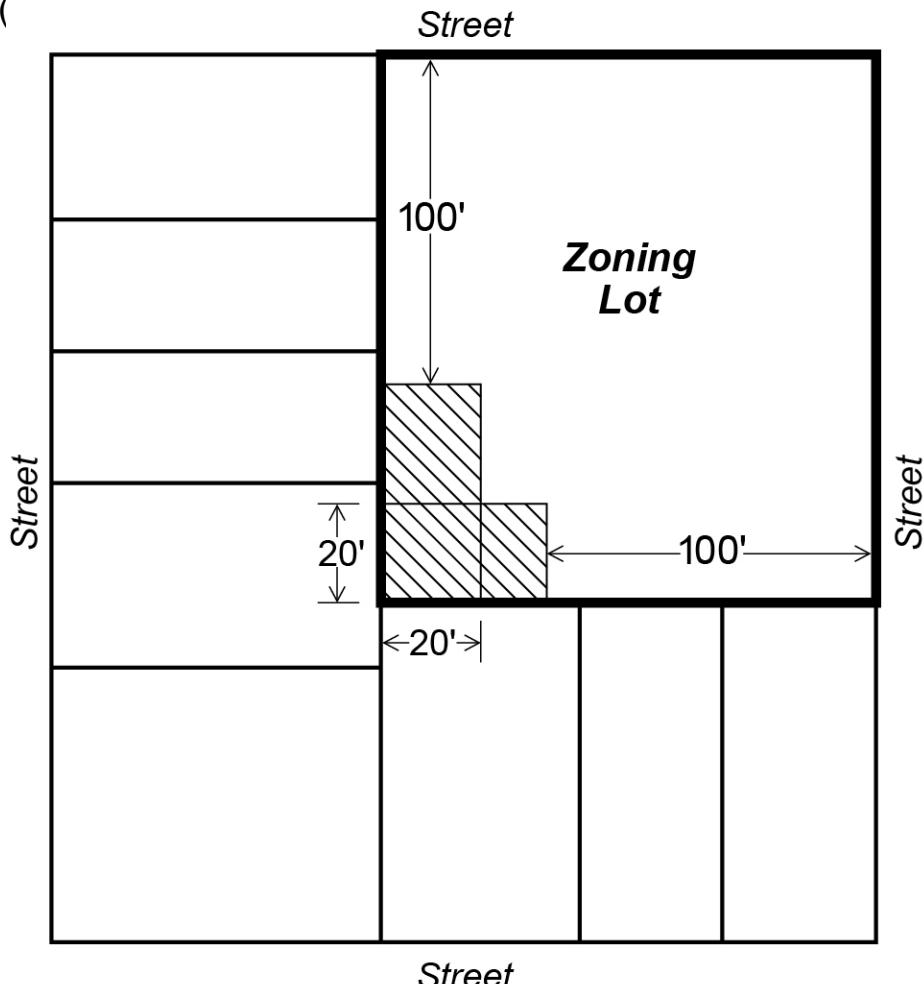
(c) Beyond one hundred feet of a #street line#

In all districts, as indicated, for #interior# or #through lot# portions of #corner lots#, and for #zoning lots# bounded by two or more #streets# that are neither #corner lots# nor #through

lots#, the portion of a #side lot line# beyond 100 feet of the #street line# that it intersects shall be considered a #rear lot line# and the following rules shall apply along such #rear lot line#:

CORNER LOT

(

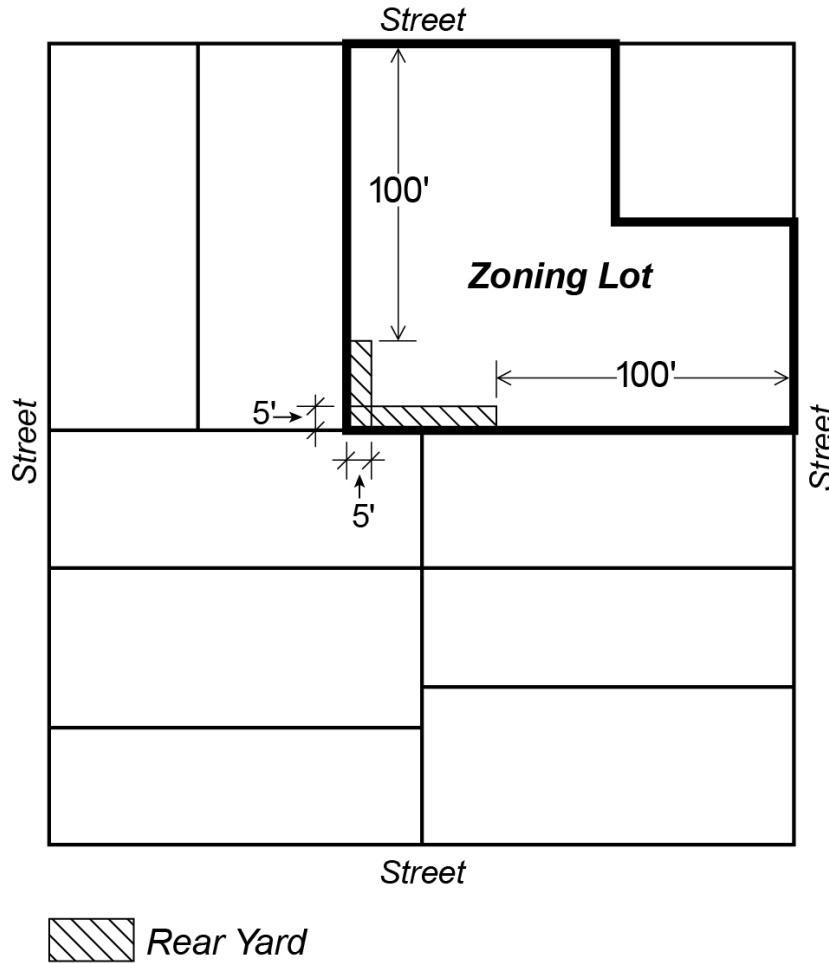


with Section [23-342](#) (Rear
th a #rear lot line# of an

 *Rear Yard*

ZONING LOT BOUNDED BY TWO OR MORE STREETS
(NEITHER A CORNER LOT NOR A THROUGH LOT)

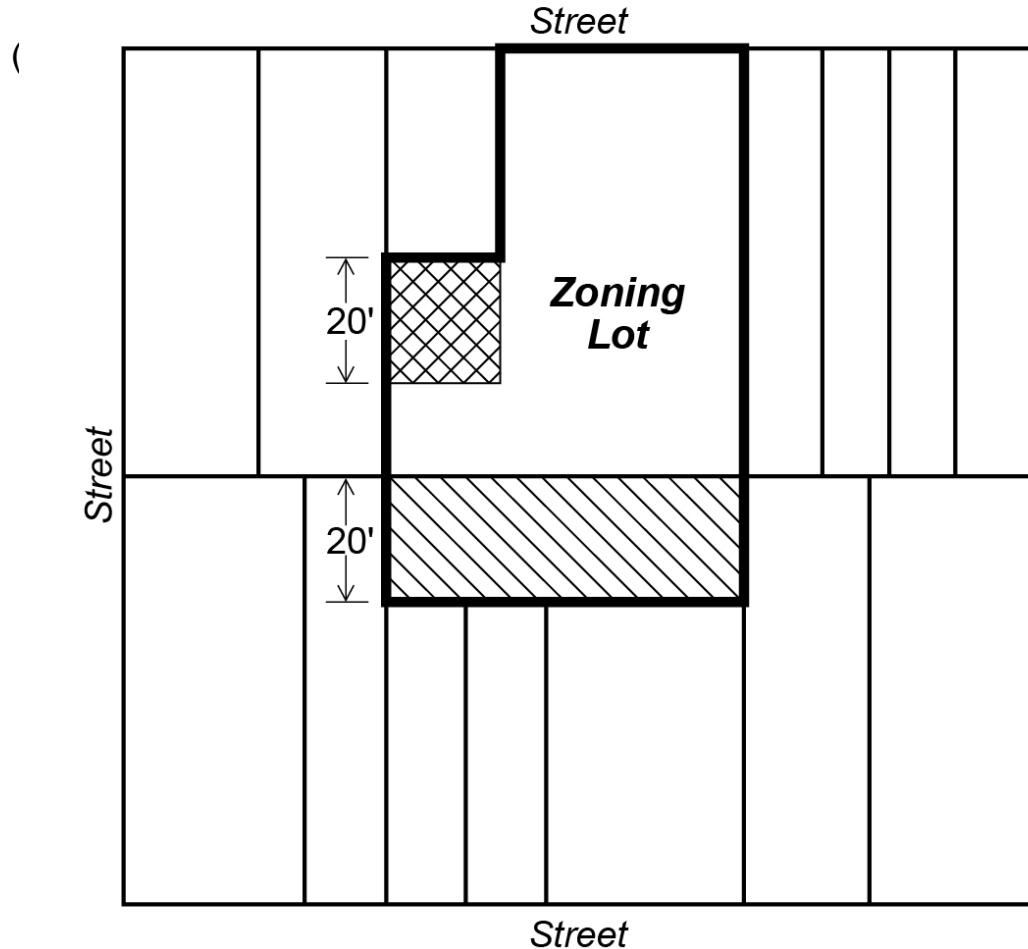
Street shall be
joining



(3) In R6 through R12 Districts, no #rear yard# shall be required where such #rear lot line# coincides with a #side lot line# of an adjoining #zoning lot#.

(d) For zoning lots with multiple #rear lot lines#

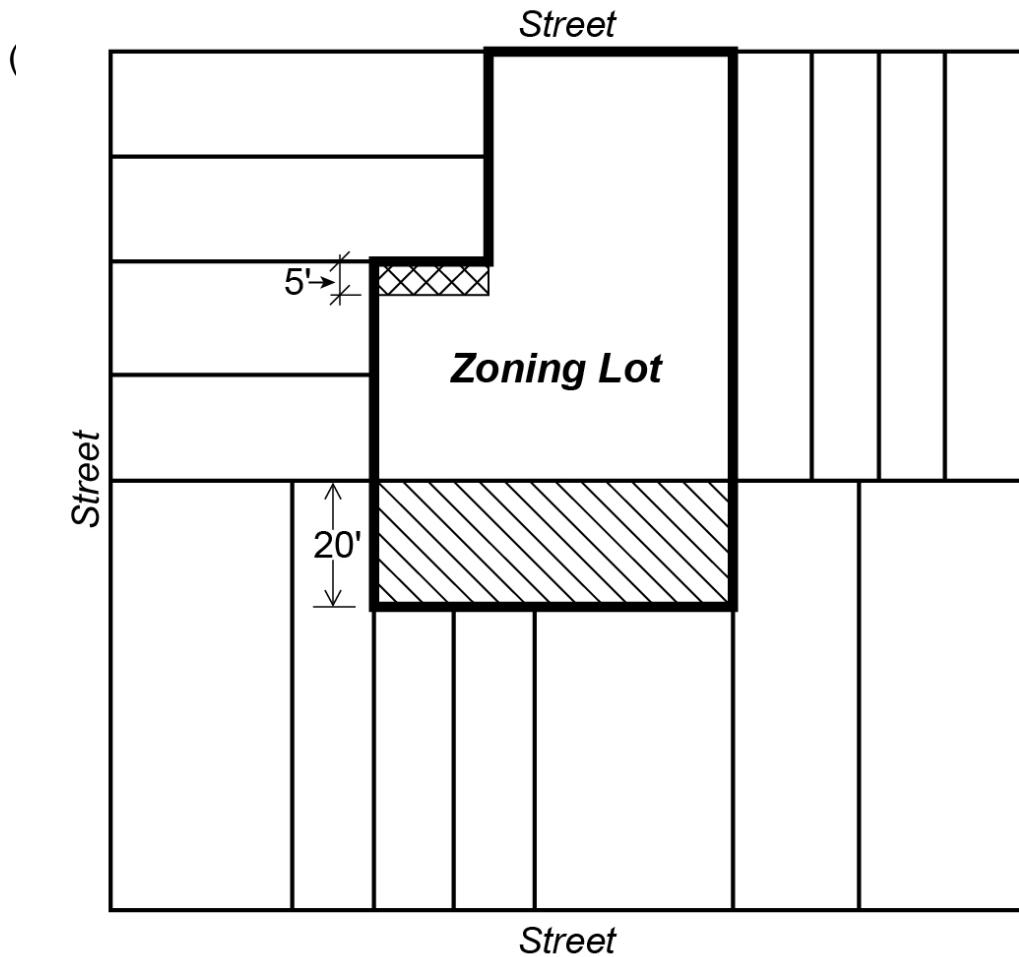
In all districts, as indicated, for **#zoning lots#** with multiple **#rear lot lines#**, if a **#rear yard#** extends from a **#rear lot line#** away from the **#street line#** which is used to determine such **#rear lot line#**, the following rules shall apply along such **#rear lot line#**:



ot line# of an
ith Section [23-](#)

 *Rear Yard extending away from Street Line*

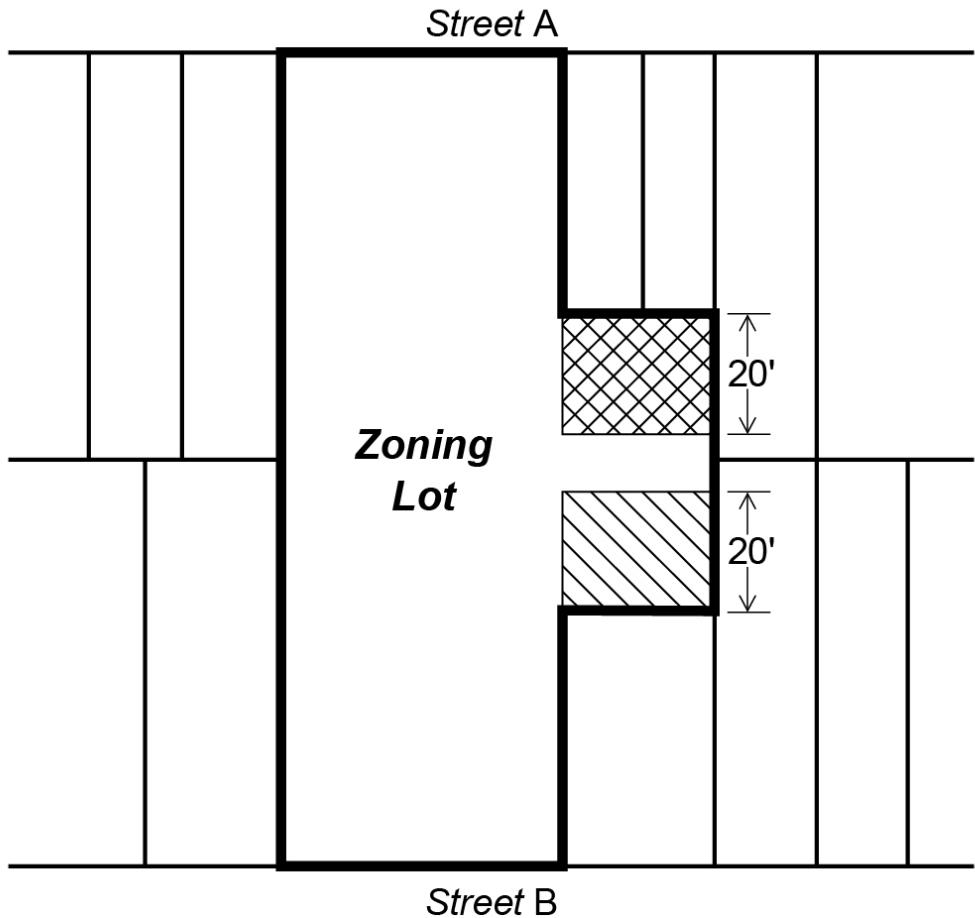
 *Rear Yard extending toward Street Line*



 *Rear Yard extending away from Street Line*

 *Rear Yard extending toward Street Line*

- (3) In R6 through R12 Districts, no #rear yard# shall be required where such #rear lot line# coincides with a #side lot line# of an adjoining #zoning lot#.
- (4) In all districts, 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



 *Rear Yard extending away from Street A*

 *Rear Yard extending away from Street B*