Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

98-41 - Special Rear Yard Regulations

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LAST AMENDED
12/5/2024

The #yard# regulations of the underlying district shall apply, except as modified in this Section. In all districts, no #rear yard# regulations shall apply to any #zoning lot# that includes a #through lot# portion that is contiguous on one side to two #corner lot# portions and such #zoning lot# occupies the entire #block# frontage of the #street#. Where a #rear yard equivalent# is required by Section 23-343 (Rear yard equivalent requirements), or Section 43-28 (Special Provisions for Through Lots), it shall be provided only as set forth in paragraph (c)(1) or paragraph (a) of such Sections, respectively. However, in M1-5 Districts, a #building# existing prior to January 22, 2015, may be #enlarged# pursuant to Section 43-28, paragraph (b), provided that such #building# is on a #zoning lot# located entirely within 150 feet of the west side of the #High Line#. Where a #rear yard equivalent# is required by Section 23-343, the alternatives for #through lots# with a depth of 190 feet or less shall not apply.