



## **Zoning Resolution**

**THE CITY OF NEW YORK**  
**Zohran K. Mamdani, Mayor**

**CITY PLANNING COMMISSION**  
**Daniel R. Garodnick, Chair**

# **98-41 - Special Rear Yard Regulations**

File generated by <https://zr.planning.nyc.gov> on 2/19/2026

---

## 98-41 - Special Rear Yard Regulations

---

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.