



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

113-54 - Yard Regulations

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113-54 - Yard Regulations

LAST AMENDED
8/3/1993

113-541 - Permitted obstructions in required yards or rear yard equivalents

LAST AMENDED
2/2/2011

For permitted #residential uses#, the provisions of Section [23-44](#) (Permitted Obstructions in Required Yards or Rear Yard Equivalents) shall apply with the following modifications:

- (a) open #accessory# off-street parking spaces shall not be located within a #front yard# unless such spaces are located in a permitted #side lot ribbon#;
- (b) three-foot overhangs in a required 18-foot #front yard# in R4 or R5 Districts shall not be permitted; and
- (c) balconies shall not be a permitted obstruction in #rear yards# or #rear yard equivalents#.

113-542 - Minimum required front yards

LAST AMENDED
8/3/1993

The regulations set forth in Section [23-45](#) (Minimum Required Front Yards) pertaining to R4-1 Districts shall apply.

113-543 - Minimum required side yards

LAST AMENDED
2/2/2011

The regulations set forth in Section [23-461](#) (Side yards for single- or two- family residences) pertaining to R4A Districts shall apply to #detached buildings#. The regulations in that Section pertaining to R4-1 Districts shall apply to #semi-detached residences#.

For an existing #single-# or #two-family residence# with a #non-complying# #side yard#, an #enlargement# involving a straight line extension of the existing #building# walls facing such #non-complying# #side yard# is permitted, provided that:

- (a) the portion of the #building# which is #enlarged# complies with the height and setback regulations set forth in Section [113-55](#);
 - (b) the minimum distance between such #building# wall and the nearest #building# wall, or prolongation thereof, on an adjoining #zoning lot# across the common #side lot line# is eight feet;
 - (c) the #enlarged# #building# does not contain more than two #dwelling units#;
 - (d) there is no encroachment on the existing #non-complying# #side yard#, except as set forth in this Section; and
 - (e) the #enlargement# does not otherwise result in the creation of a new #non-compliance# with the applicable #bulk# regulations.
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113-544 - Minimum required rear yards

LAST AMENDED

8/3/1993

One #rear yard# with a depth of not less than 20 feet shall be provided on any #zoning lot# except a #corner lot#. The provisions of Section [23-52](#) (Special Provisions for Shallow Interior Lots) shall be inapplicable. The provisions of Section [23-53](#) (Special Provisions for Through Lots) pertaining to R4 Districts shall apply except that the provisions in Section [23-532](#) (Required rear yard equivalents) shall be modified to require 40 feet instead of 60 feet in paragraph (a), or 20 feet instead of 30 feet in paragraphs (b) and (c).

113-545 - Special provisions for side lot line walls

LAST AMENDED

2/2/2011

The regulations set forth in Section [23-49](#) (Special Provisions for Side Lot Line Walls) pertaining to R4-1 Districts shall apply.