Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

23-311 - Permitted obstructions in all yards, courts and open areas

File generated by https://zr.planning.nyc.gov on 11/11/2026

23-311 - Permitted obstructions in all yards, courts and open areas

LAST AMENDED
12/5/2024

In all #Residence Districts#, the following obstructions shall be permitted within any required #yard#, #rear yard equivalent#, #court# or other required open area. These allowances are generally common to #Residence#, #Commercial# and #Manufacturing Districts#.

(a) #Accessory# mechanical equipment, limited in depth to 18 inches from an exterior wall;

(b) Arbors or trellises;

(c) Awnings and other sun control devices, provided that when located at a level higher than the first #story#, excluding a #basement#, all such awnings and other sun control devices:

(1) shall be limited to a maximum projection from a #building# wall of 2 feet, 6 inches; and

(2) shall have solid surfaces that, in aggregate, cover an area no more than 30 percent of the area of the #building# wall (as viewed in elevation) from which they project;

(d) Bicycle or micromobility parking, including necessary ancillary structures;

(e) Canopies;

(f) Chimneys, projecting not more than three feet into, and not exceeding two percent of the area of, the required #yard# or #rear yard equivalent#;

(g) Eaves, gutters, downspouts, or other similar projections, extending into such #yard# or #rear yard equivalent# not more than 16 inches or 20 percent of the width of such #yard# or #rear

yard equivalent#, whichever is the lesser distance;

(h) Electric vehicle charging equipment;

(i) Flagpoles;

(j) #Qualifying exterior wall thickness#;

(k) Ramps or lifts for people with physical disabilities;

(l) Solar energy systems, #accessory# or as part of an #energy infrastructure equipment#:

(1) on walls existing on April 30, 2012, projecting no more than 10 inches and occupying no more than 20 percent of the surface area of the #building# wall (as viewed in elevation) from which it projects; or

(2) above other permitted obstructions, as applicable, provided that the additional height shall be limited to 18 inches;

(m) Terraces or porches, open;

(n) Window sills, or similar projections extending into such #yard# or #rear yard equivalent# not more than four inches.