Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

23-735 - Special yard, court and other area regulations

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LAST AMENDED
12/5/2024

For #sky exposure plane buildings#, the provisions of Section 23-30, inclusive, shall apply, except that:

(a) for #through lots#, the alternate location allowances set forth in paragraph (c)(2) of Section 23-343 (Rear yard equivalent requirements) may be applied to #rear yard equivalents#;

(b) the maximum #lot coverages# set forth in Section 23-36, inclusive, need not apply; and

(c) the minimum distance between #buildings# provisions of paragraph (c)(2) of Section 23-371, pertaining to two or more #buildings# on the same #zoning lot# that are not connected at any level, shall be modified as follows.

The required minimum distance between the portion of a #building# containing #dwelling units# and any other #building# on the same #zoning lot# shall vary according to the height of such #building# and the particular wall condition and the presence of #legally required windows# in facing #building# walls.

For the purposes of this Section, wall condition shall be defined as follows:

"wall to wall" is a condition where two walls of #buildings# face each other, and neither wall contains a #legally required window#;

"wall to window" is a condition where two walls of #buildings# face each other, and one wall contains a #legally required window# and the other wall does not contain a #legally

required window#;

"window to window" is a condition where two walls of #buildings# face each other, and both walls contain a #legally required window#.

Such minimum distance shall be as indicated in the following table:

Wall Condition	**Maximum #building# height above #base plane# or #curb level#, as applicable**				
	25 feet	35 feet	40 feet	50 feet	Over 50 feet
Wall to wall	40	40	40	40	40
Wall to window	40	40	40	45	50
Window to window	40	45	50	55	60

However, for portions of #buildings# higher than 125 feet, the provisions of Section 23-371 shall continue to apply.