



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# **23-30 - YARDS, COURTS AND OTHER OPEN AREA REGULATIONS**

File generated by <https://zr.planning.nyc.gov> on 7/2/2025

---

## 23-30 - YARDS, COURTS AND OTHER OPEN AREA REGULATIONS

---

LAST AMENDED  
12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

In the districts indicated, regulations governing #yards#, #courts#, #lot coverage#, and other open areas shall be set forth in Section [23-30](#), inclusive.

General provisions shall be as set forth in Section [23-31](#), inclusive.

#Front yard# requirements shall be as set forth in Section [23-32](#), inclusive, #side yard# requirements shall be as set forth in Section [23-33](#), inclusive, and #rear yard# and #rear yard equivalent# requirements shall be as set forth in Section [23-34](#), inclusive.

#Court# regulations, including those for #inner courts# and #outer courts#, shall be as set forth in Section [23-35](#), inclusive.

Maximum #lot coverage# requirements shall be as set forth in Section [23-36](#), inclusive.

Other regulations governing open areas, including minimum distances between #buildings# and minimum distances between #legally required windows# and #lot lines#, shall be as set forth in Sections [23-37](#), inclusive.

Special rules for certain areas shall be as set forth in Section [23-38](#), inclusive.

---

### 23-31 - General Provisions

---

■  
LAST AMENDED  
12/5/2024

In R6 through R12 Districts, the obstructions permitted within a #front yard# pursuant to Section [23-31](#), inclusive, may also be permitted in the open area between the #street wall# and the #street line#.

---

#### 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.

---

## 23-312 - Additional permitted obstructions generally permitted in all yards

---

LAST AMENDED  
12/5/2024

In all #Residence Districts#, the obstructions set forth in Section [23-311](#) (Permitted obstructions in all yards, courts and open areas), as well as the following obstructions, shall be permitted within any #yard# or #rear yard equivalent#:

- (a) Balconies, unenclosed, of a #building# containing #residences# subject to the applicable provisions of Section [23-62](#). Such balconies are not permitted in #side yards# or within five feet of the #side lot line# or #rear lot line# in a #rear yard# or #rear yard equivalent#;
- (b) Fences, not exceeding four feet in height above adjoining grade in any #front yard#, except that for #corner lots# a fence may be up to six feet in height within that portion of one #front yard# that is between a #side lot line# and the prolongation of the side wall of the #residence# facing such #side lot line#;
- (c) Fire escapes, projecting into a #front yard#, only in such cases where the fire escape is required for the #conversion# of a

#building# in existence before December 15, 1961;

- (d) Overhanging portions of a #single-# or #two-family residence# , which are above the first #story# including the #basement# and which project not more than three feet into the #front yard#. In no case shall the lowest level of the projected portion be less than seven feet above the level of the #front yard# at the face of the #building#. Supports for the projected portion of any #building# are permitted obstructions within the required #front yard#, provided that the total area occupied by such supports does not exceed 15 percent of the area underneath the projected portion. No support may extend beyond the three-foot projection;
- (e) Parking spaces for automobiles, off-street, open, #accessory#, within a #side# or #rear yard#;
- (f) Parking spaces, off-street, open, within a #front yard#, that are #accessory# to a #building# containing #residences#, subject to the provisions of Section [25-621](#) (Location of parking spaces in certain districts) and Section [25-622](#) (Location of parking spaces in lower density growth management areas).

However, no parking spaces of any kind shall be permitted in any #front yard# in an R4B, R5B or R5D District, or the #front yard# of a #building# containing #residences# on a #qualifying residential site# in an R1 through R5 District. Furthermore, no parking spaces of any kind shall be permitted in any #front yard# on a #zoning lot# containing an #attached# or #semi-detached# #building# in an R1, R2, R3A, R3X, R4A or R5A District, or in any #front yard# on a #zoning lot# containing an #attached# #building# in an R3-1 or R4-1 District;

- (g) #Energy infrastructure equipment# and #accessory# mechanical equipment, provided that:
  - (1) all equipment shall be subject to the applicable provisions of Section [26-50](#) (SPECIAL SCREENING AND ENCLOSURE PROVISIONS);
  - (2) the size of all equipment, including any screening or portions of any #building or other structure# enclosing such equipment, shall not exceed:
    - (i) an area equivalent to 25 percent of a required #yard#, or #rear yard equivalent#, and in addition, in #front yards#, is limited to an area not exceeding 25 square feet. However, for #corner lots#, one #front yard# may be treated as a #side yard# for the purpose of applying such size restrictions;
    - (ii) in R1 through R5 Districts, a height of 10 feet above the adjoining grade in #rear yards#, #rear yard equivalents# and #side yards#, or a height of five feet above the adjoining grade in #front yards#; and
    - (iii) in R6 through R12 Districts, a height of 15 feet above the adjoining grade;
- (h) Steps, provided that such steps access only the lowest #story# or #cellar# of a #building# fronting on a #street#, which may include a #story# located directly above a #basement#;
- (i) Swimming pools, #accessory#, above-grade structures limited to a height not exceeding eight feet above the level of the #rear yard# or #rear yard equivalent#. #Accessory# swimming pools are not permitted obstructions in any #front yard#;
- (j) Walls, not exceeding eight feet in height above adjoining grade and not roofed or part of a #building#, and not exceeding four feet in height in any #front yard#, except that for #corner lots#, a wall may be up to six feet in height within that portion of one #front yard# that is between a #side lot line# and the prolongation of the side wall of the #residence# facing such #side lot line#.

In all #Residence Districts#, the level of a #yard# or of a #rear yard equivalent# shall not be higher than #curb level#, except that natural grade level need not be disturbed in order to comply with this requirement. No #building or other structure# shall be erected above ground level in any required #yard# or #rear yard equivalent#, except where permitted as an obstruction pursuant to Section [23-30](#), inclusive.

The width or depth of a #yard# or #rear yard equivalent# shall be measured perpendicular to #lot lines#.

23-32 - Front Yard Requirements

23-321 - Basic front yard requirements in R1 through R5 Districts

R1 R2 R3 R4 R5

In the districts indicated, #front yards# shall be provided as set forth in the following table, except as further modified by the provisions of this Section.

District	Front Yard
R1	20 feet
R2 R2A R2X R3-1 R3-2	15 feet
R3A R3X R4 R4-1 R4A R5 R5A	10 feet
R4B R5B R5D	5 feet

For the purpose of this Section, the area between the #street line# and the #street wall line# of adjacent #buildings# containing #residences# on the same or adjoining #zoning lots# fronting on the same #street# shall be considered adjacent #front yards#.

Minimum #front yard# yards shall be modified as follows:

- (a) For #qualifying residential sites# with a #lot width# of at least 150 feet, the applicable #front yard# depth set forth in the table may be reduced by five feet, except that a #front yard# shall be no shallower than five feet;
- (b) For a #corner lot#, one #front yard# may have a depth that is five feet shallower than the applicable depth set forth in the table, except that a #front yard# shall be no shallower than five feet;
- (c) Where an adjacent #front yard# is shallower than the minimum required pursuant to the applicable district regulations, then the #front yard# may be as shallow as the shallowest adjacent #front yard#. However, a #front yard# shall be no shallower than five feet;
- (d) In R4B and R5B Districts, a #front yard# shall be no deeper than the deepest adjacent #front yard# and no shallower than the shallowest adjacent #front yard#. However, a #front yard# shall be no shallower than five feet, and need not exceed 15 feet in depth. Where the #street walls# surrounding the subject #building# do not have a #prevailing street wall frontage#, these #front yard# line-up provisions need not apply; and
- (e) To accommodate #street wall# articulation, such as bay windows, and facade recesses, up to 50 percent of the #aggregate width of street wall#, at any level, may encroach into a required #front yard#, provided that no encroachment exceeds a depth of three feet, as measured perpendicular to the #street wall#, or portion thereof.

---

## 23-322 - Front yard requirements for R6 through R12 Districts

---

LAST AMENDED  
12/5/2024

R6 R7 R8 R9 R10 R11 R12

In the districts indicated, no #front yard# requirements shall apply.

---

## 23-33 - Side Yard Requirements

---

LAST AMENDED  
12/5/2024

---

## 23-331 - Permitted obstructions in certain side yards

---

LAST AMENDED 12/5/2024

In all #Residence Districts#, the obstructions set forth in Section [23-311](#) (Permitted obstructions in all yards, courts and open areas) and [23-312](#) (Additional permitted obstructions generally permitted in all yards) shall be permitted within required #side yards# and required open areas along #side lot lines#. In addition, the following obstructions shall be permitted within certain portions of required #side yards# and required open areas along #side lot lines#:

- (a) on #corner lots#, enclosed #accessory# off-street parking spaces may be located in any portion that is within 30 feet of both #side lot lines#. However, in R1 or R2A Districts on #zoning lots# whose mean width is 45 feet or more, no portion of such structure shall be located less than five feet from any #side lot line#; and
- (b) on #zoning lots# other than #corner lots#, the permitted obstructions listed in Section [23-341](#) (Permitted obstructions in required rear yards or rear yard equivalents) may be located in any portion that is within 30 feet of a #rear lot line# or within 10 feet of a #rear yard equivalent#.

---

## 23-332 - Basic side yard requirements in R1 through R5 Districts

---

■  
LAST AMENDED  
12/5/2024

R1 R2 R3 R4 R5

(a) Detached buildings

In the districts indicated, for zoning lots containing only single- or two-family detached residences, two side yards, shall be provided. In R1 Districts the minimum width of each side yard shall be eight feet, and in all other districts, the minimum width shall be five feet.

R3 R4 R5

(b) Semi-detached buildings and zero lot line buildings

In the districts indicated, for zoning lots containing only single- or two-family semi-detached or zero lot line residences, a side yard with a minimum width of five feet shall be provided.

In addition, where an adjoining zoning lot contains a single- or two-family detached semi-detached, or zero lot line residence, an open area with a minimum total width of eight feet shall be required between the building on the subject zoning lot and the residence on the adjacent zoning lot.

R3-2 R4 R4B R5 R5B R5D

(c) Other residences

In the districts indicated, for zoning lots containing residences that are not subject to paragraphs (a) or (b) of this Section, no side yards shall be required. However, if any open area extending along a side lot line is provided at any level, it shall have a minimum width of five feet, measured perpendicular to the side lot line. Furthermore, where a zoning lot adjoins a zoning lot containing exclusively single- or two-family residences, and where a side yard with a minimum width of three feet or more is provided along the common side lot line, an open area with a minimum total width of eight feet shall be required between the building on the subject zoning lot and the residence on the adjacent zoning lot.

R1 R2 R3 R4 R5

(d) Permitted obstructions in open areas between buildings

Only accessory mechanical equipment limited in depth to 18 inches from an exterior wall, chimneys, downspouts, eaves, gutters, open accessory off-street parking spaces, qualifying exterior wall thickness, ramps for access by people with disabilities, and steps as set forth in the applicable provisions of Sections [23-311](#) and [23-312](#) shall be permitted obstructions in open areas between buildings, provided that such obstructions, not including accessory off-street parking spaces, qualifying exterior wall thickness or accessory mechanical equipment, may not reduce the minimum width of the open area by more than three feet.

---

## 23-333 - Modified side yard requirements for qualifying residential sites

---

■

LAST AMENDED

12/5/2024

R1 R2 R3 R4 R5

In the districts indicated, for #residences# on #qualifying residential sites#, no #side yards# shall be required. However, if any open area extending along a #side lot line# is provided at any level, it shall have a minimum width of five feet, measured perpendicular to the #side lot line#.

Furthermore, except as provided for by paragraph (c) of Section [23-332](#) (Basic side yard requirements in R1 through R5 Districts), where a #building# containing #residences# on an adjacent #zoning lot# has a #side yard# adjoining the subject #zoning lot# an open area with a minimum width of five feet, measured perpendicular to the #side lot line# shall be provided, and shall extend along the entire #side lot line#.

---

## 23-334 - Modified side yard requirements for existing narrow zoning lots

---

LAST AMENDED

12/5/2024

R1 R2 R3 R4 R5

In the districts indicated, where the width of a #zoning lot# is less than that required under the provisions of Section [23-11](#) (Lot Area and Lot Width Regulations in R1 Through R5 Districts), for a #single-# or #two-family residence#, the required total width of #side yards#, or minimum open area provided along a #side lot line#, as applicable, may be reduced by four inches for each foot by which the width of a #zoning lot# is less than that required, and where applicable, the minimum distance required between a #residence# on an adjacent #zoning lot# may be reduced by six inches for each foot by which the width of a #zoning lot# is less than that required, provided that the narrow lot condition was in existence on December 15, 1961, and, subsequently, such narrow lot condition has neither increased nor decreased in width.

However, in no event shall the required width of a #side yard# or open area be less than three feet and, where applicable, the minimum distance between a #residence# on an adjacent #zoning lot# be less than five feet.

---

## 23-335 - Side yard requirements for R6 through R12 Districts

---

LAST AMENDED

12/5/2024

R6 R7 R8 R9 R10 R11 R12

(a) #Detached# #buildings#

In the districts indicated, for #zoning lots# containing only #single-family# or #two-family# #detached# #residences#, two #side yards#, each with a minimum width of five feet, shall be provided.

(b) All other #buildings#



In the districts indicated, for #zoning lots# containing all other types of #residences#, no #side yards# shall be required. However, if any open area extending along a #side lot line# is provided at any level, it shall have a minimum width of five feet, measured perpendicular to the #side lot line#.

---

## 23-34 - Rear Yard and Rear Yard Equivalent Requirements

---

LAST AMENDED

12/5/2024

---

### 23-341 - Permitted obstructions in required rear yards or rear yard equivalents

---



LAST AMENDED

12/5/2024

- (a) In all #Residence Districts#, the obstructions set forth in Sections [23-311](#) and [23-312](#), as well as the following obstructions shall be permitted within any required #rear yard# or #rear yard equivalent#. These allowances are generally common to #Residence#, #Commercial# and #Manufacturing Districts#.
  - (1) Breezeways;
  - (2) Fire escapes;
  - (3) Greenhouses, non-commercial, #accessory#, limited to one #story# or 15 feet in height above adjoining grade, whichever is less, and limited to an area not exceeding 25 percent of a required #rear yard#;
  - (4) Recreational or drying yard equipment;
  - (5) Sheds, tool rooms or other similar #accessory# #buildings or other structures# for domestic or agricultural storage, with a height not exceeding 10 feet above the level of the #rear yard# or #rear yard equivalent#;
  - (6) Solar energy systems, #accessory# or as part of an #energy infrastructure equipment#:
    - (i) on the roof of a #building# permitted as an obstruction to such #yard#, up to four feet in height as measured perpendicular to the roof surface; however, limited to 18 inches in height as measured perpendicular to the roof surface when located above a #detached# #accessory# #building or other structure#, or on any roof with a slope greater than 20 degrees; or
    - (ii) affixed to solar canopies and located over any otherwise unenclosed #accessory# off-street parking space, provided that the height shall not exceed 15 feet above the level of the adjoining grade;
  - (7) Water-conserving devices required in connection with air conditioning or refrigeration systems in #buildings# existing prior to May 20, 1966, if located not less than eight feet from any #lot line#.
- (b) In all #Residence Districts#, the obstructions set forth in Sections [23-311](#) and [23-312](#), as well as the following obstructions shall be permitted within any required #rear yard# or #rear yard equivalent#.

- (1) Balconies, unenclosed, subject to the provisions of Section [23-62](#);
- (2) Parking spaces, off-street, #accessory#, for automobiles or bicycles, provided that:
  - (i) if #accessory# to a #single-# or #two-family residence#, the height of a #building# containing such parking spaces shall not exceed 10 feet in height above the adjoining grade and such #building# shall be #detached# from such #residence#. Parking spaces shall also be permitted in #buildings# allowed as permitted obstructions pursuant to paragraph (b)(4) of this Section, provided that the portion allocated to parking spaces does not exceed 10 feet in height;
  - (ii) if #accessory# to any other kind of #building# containing #residences#, the height of a #building#, or portion thereof, containing such parking spaces within the #rear yard#, shall not exceed 15 feet above #base plane#. In addition, decks, parapet walls, roof thickness, skylights, vegetated roofs, and weirs, as set forth in Section [23-41](#) (Permitted Obstructions), inclusive, limited to 18 inches in height, as measured perpendicular to the roof surface, shall be permitted upon the roof of such #accessory# #building# within the #rear yard#;
  - (iii) enclosed #accessory# parking spaces for bicycles shall be #accessory# to a #residence# other than a #single-# or #two-family residence#, attached to a #building#, and the area dedicated to such spaces shall not exceed the area of bicycle parking spaces permitted to be excluded from #floor area# pursuant to Section [25-85](#) (Floor Area Exemption);
- (3) any portion of a #building# used for #residential uses# other than #dwelling units# in #buildings# containing #qualifying senior housing#, provided that:
  - (i) such #zoning lot# is located in an R6 through R12 Districts other than R6B, R7B or R8B Districts;
  - (ii) such #building# portion is located within 100 feet of a #wide street#;
  - (iii) the height of such #building# portion does not exceed one #story#, or 15 feet above the adjoining grade, whichever is less; and
  - (iv) such space shall be accessible to all residents of the #building#.

In addition, decks, parapet walls, roof thickness, skylights, vegetated roofs and weirs, as set forth in Section [23-41](#) (Permitted Obstructions), inclusive, limited to 18 inches in height, as measured perpendicular to the roof surface, shall be permitted upon the roof of such portion of a #building# within the #rear yard#.

- (4) for #single-# or #two- family residences#, any portion of a #building# used for #residential uses#, provided that:
  - (i) for any #ancillary dwelling unit# associated with a #detached#, #zero lot line# or #semi-detached# #building#, the height, at any level, shall be limited to one #story#, not to exceed 15 feet. However, where an #accessory# parking space is provided below a portion of a #building# containing an #ancillary dwelling unit#, the height of such #building#, and an associated #ancillary dwelling unit#, shall not exceed two #stories# or 25 feet in height above adjoining grade, whichever is less, including the apex of a pitched roof;
  - (ii) for #detached# and #zero lot line# #buildings#, the height of all other portions of #buildings# not containing an #ancillary dwelling unit# shall be limited to two #stories# or 25 feet in height above adjoining grade, whichever is less, including the apex of a pitched roof;

- (iii) the size shall be limited to an area not exceeding one-third of the #rear yard# or #rear yard equivalent#; and
- (iv) where such #building# is free-standing from other existing #buildings# on the #zoning lot#, it shall not be closer than five feet to a #rear lot line# or #side lot line#.

In addition, parapet walls, roof thickness, skylights, vegetated roofs and weirs, as set forth in Section [23-41](#) (Permitted Obstructions), inclusive, limited to 18 inches in height, as measured perpendicular to the roof surface, shall be permitted upon the roof of such portion of a #building# within the #rear yard#.

However, no portion of a #rear yard equivalent# which is also a required #front yard# or required #side yard# may contain any obstructions not permitted in such #front yard# or #side yard#.

---

## 23-342 - Rear yard requirements

---

LAST AMENDED  
12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

In all districts, #rear yards# shall be provided on #interior lots# in accordance with this Section., except as otherwise provided pursuant to the provisions of Section [23-34](#), inclusive.

(a) Standard lots

In the districts indicated, a #rear yard# shall be provided as follows:

- (1) For #detached# and #zero lot line buildings#, for #buildings# or portions thereof at or below a height of 75 feet, as measured from #base plane#, a #rear yard# with a depth of not less than 20 feet shall be provided at every #rear lot line# on any #zoning lot#, and for portions above 75 feet, where permitted, a #rear yard# with a depth of 30 feet shall be provided; and
- (2) For #semi-detached# and #attached# #buildings#:
  - (i) for #zoning lots# with a #lot width# of less than 40 feet, a #rear yard# with a depth of not less than 30 feet shall be provided at every #rear lot line# on any #zoning lot#; and
  - (ii) for #zoning lots# with a #lot width# of 40 feet or greater, for #buildings# or portions thereof at or below a height of 75 feet, as measured from #base plane#, a #rear yard# with a depth of not less than 20 feet shall be provided at every #rear lot line# on any #zoning lot#, and for portions above 75 feet, where permitted, a #rear yard# with a depth of 30 feet shall be provided.

(b) Shallow lots

In the districts indicated, the provisions of this Section may be modified where an #interior lot# is less than 95 feet deep at any point, and the shallow lot condition was in existence on December 15, 1961, and, subsequently, such shallow lot condition has neither increased nor decreased in depth.

For such shallow #interior lots#, or portions thereof, the depth of a required #rear yard# set forth for standard lots may be

reduced by six inches for each foot by which the depth of a #zoning lot#, or portion thereof, is less than 95 feet. However, in no event shall the minimum depth of a #required yard#, or portion thereof, be reduced to less than 10 feet.

23-343 - Rear yard equivalent requirements

LAST AMENDED  
12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

In all districts, #rear yard equivalents# shall be provided on #through lots# in accordance with this Section, except as otherwise provided pursuant to the provisions of Section [23-34](#), inclusive.

(a) Exceptions

No #rear yard equivalent# regulations shall apply:

- (1) to any #through lots# that extend less than 110 feet in maximum depth from #street# to #street#;
- (2) to #large sites#;
- (3) 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 a #street#; or
- (4) to any #zoning lot# occupying an entire #block#.

(b) Depth requirement

(1) For standard lots

On any #through lot# that is 190 feet or more in maximum depth from #street# to #street#, for #buildings# or portions thereof at or below a height of 75 feet, a #rear yard equivalent# consisting of an open area with a minimum depth of 40 feet shall be provided, and above a height of 75 feet, where permitted, a #rear yard equivalent# of 60 feet shall be provided.

(2) For shallow lots

The depth of a #rear yard equivalent# may be reduced where a #through lot# is less than 190 feet deep at any point, and the shallow lot condition was in existence on December 15, 1961, and, subsequently, such shallow lot condition has neither increased nor decreased in depth.

For such shallow #through lots#, or portions thereof, the depth of a required #rear yard equivalent# set forth for standard #through lots# in this Section, may be reduced by one foot by which the depth of a #zoning lot#, or portion thereof, is less than 190 feet. However, in no event shall the minimum depth of a #required yard#, or portion thereof, be reduced to less than 20 feet.

(c) Location requirement

(1) Standard location

A #rear yard equivalent# shall be provided midway, or within 10 feet of being midway, between the two #street lines# upon which such #through lot# fronts.

(2) Alternative location allowances

Alternatively, for #zoning lots# utilizing the height and setback provisions for eligible sites in Section [23-434](#), the tower regulations of Section [23-435](#), or other height and setback provisions of this Resolution that modify or supersede the underlying provisions for R10 Districts without a letter suffix, or for shallow lots eligible for the provisions of paragraph (b)(2) of this Section, the following options may be applied:

- (i) open areas adjoining and extending along the full length of either or both #street lines#, where the combined depth of such open areas is equivalent to the depth of the required #rear yard equivalent#;
- (ii) open areas adjoining and extending along the full length of each #side lot line# with a minimum width equivalent to half of the required #rear yard equivalent#, as measured perpendicular from each #side lot line#. However, the width of such open area along one #side lot line# may be decreased provided that a corresponding increase in width is made along the other #side lot line# and further provided that any open area shall have a minimum width of five feet. The allowances for permitted obstructions in any #yard# or #rear yard equivalent# set forth in Sections [23-311](#) and [23-312](#) shall be permitted in such open areas.

Any such #rear yard equivalent# shall be unobstructed from its lowest level to the sky, except as provided in Section [23-341](#) (Permitted obstructions in required yards or rear yard equivalents).

---

## 23-344 - Additional rear yard modifications

---

■  
LAST AMENDED

12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

In all districts, as indicated, the #rear yard# requirements set forth in Section [23-342](#) (Rear yard requirements) and the #rear yard equivalent# requirements of Section [23-343](#) (Rear yard equivalent requirements) shall be modified as set forth in this Section.

(a) Within one hundred feet of corners

In the districts indicated, no #rear yard# shall be required within 100 feet of the point of intersection of two #street lines# intersecting at an angle of 135 degrees or less.

(b) Along #short dimension of a block#

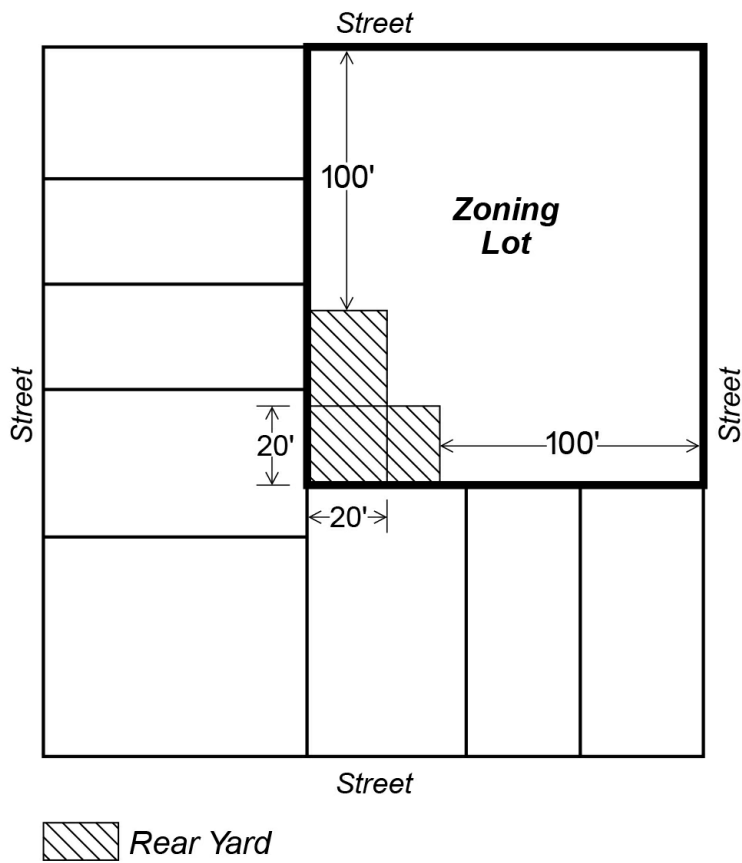
In the districts indicated, whenever a #front lot line# of a #zoning lot# coincides with the #street line# of the #short dimension of a block#, no #rear yard# shall be required within 100 feet of such #street line#

(c) Beyond one hundred feet of a #street line#

In all districts, as indicated, for #interior# or #through lot# portions of #corner lots#, and for #zoning lots# bounded by two or more #streets# that are neither #corner lots# nor #through lots#, the portion of a #side lot line# beyond 100 feet of the #street line# that it intersects shall be considered a #rear lot line# and the following rules shall apply along such #rear lot line#:

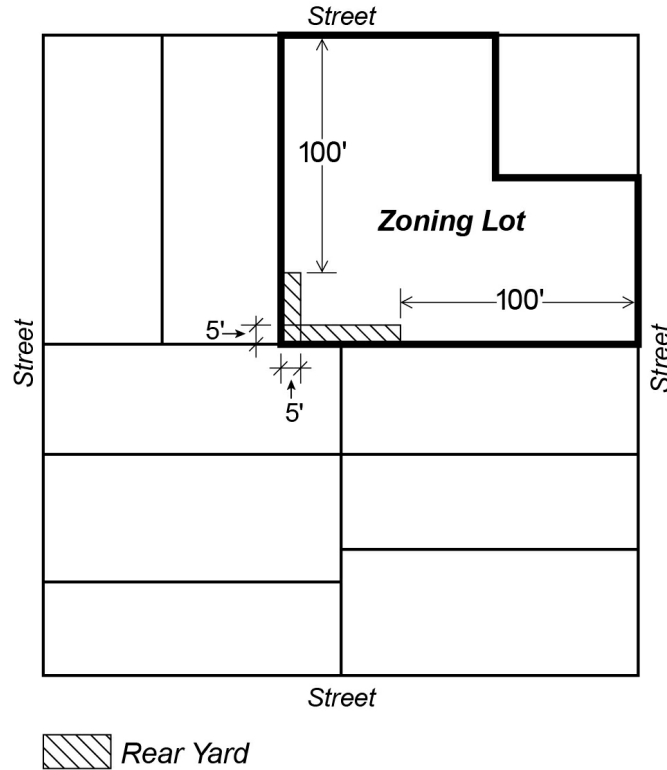
- (1) In all districts, a #rear yard# shall be provided in accordance with Section 23-342 (Rear yard requirements), where such #rear lot line# coincides with a #rear lot line# of an adjoining #zoning lot#.

CORNER LOT



- (2) In R1 through R5 Districts, a #rear yard# with a minimum depth of five feet shall be provided where such #rear lot line# coincides with a #side lot line# of an adjoining #zoning lot#.

**ZONING LOT BOUNDED BY TWO OR MORE STREETS  
(NEITHER A CORNER LOT NOR A THROUGH LOT)**

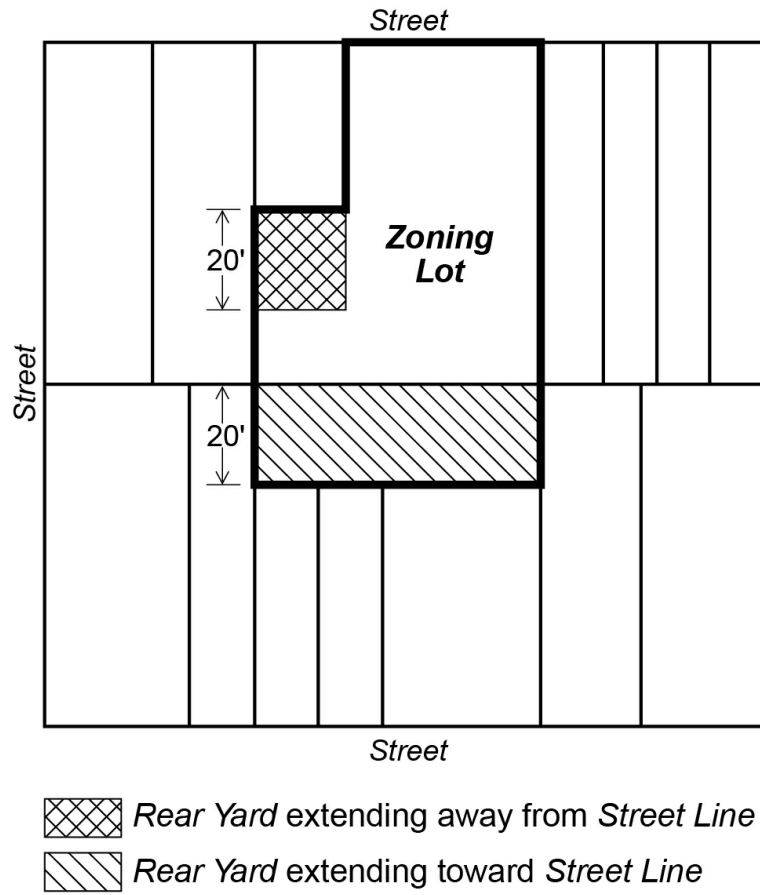


- (3) In R6 through R12 Districts, no #rear yard# shall be required where such #rear lot line# coincides with a #side lot line# of an adjoining #zoning lot#.

- (d) For zoning lots with multiple #rear lot lines#

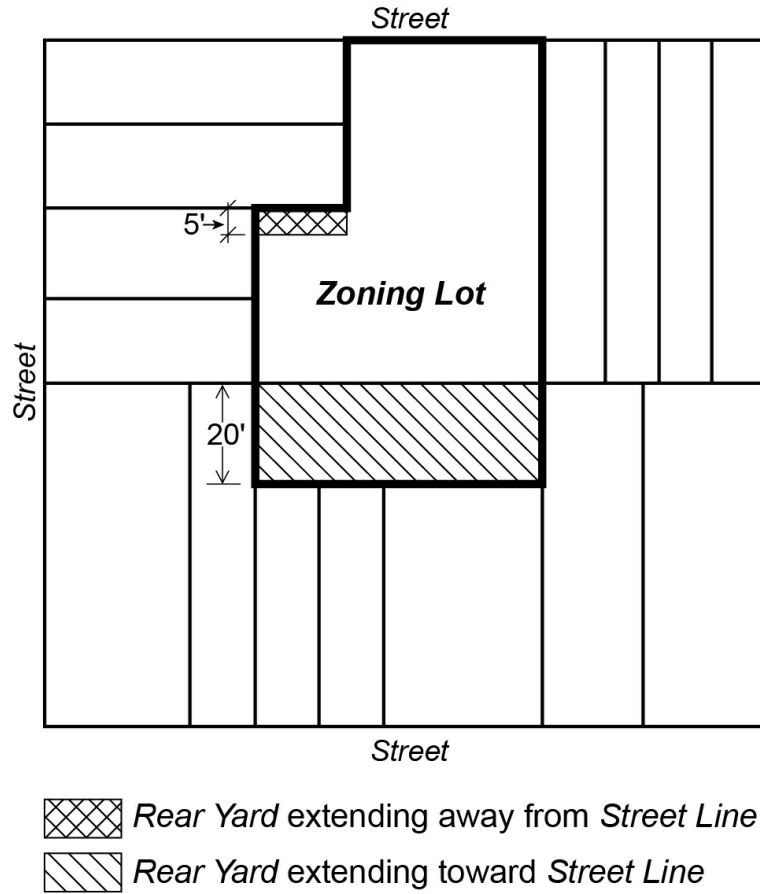
In all districts, as indicated, for #zoning lots# with multiple #rear lot lines#, if a #rear yard# extends from a #rear lot line# away from the #street line# which is used to determine such #rear lot line#, the following rules shall apply along such #rear lot line#:

- (1) In all districts, where any such #rear lot line# coincides with the #rear lot line# of an adjoining #zoning lot#, a #rear yard# shall be provided in accordance with Section [23-342](#) (Rear yard requirements).

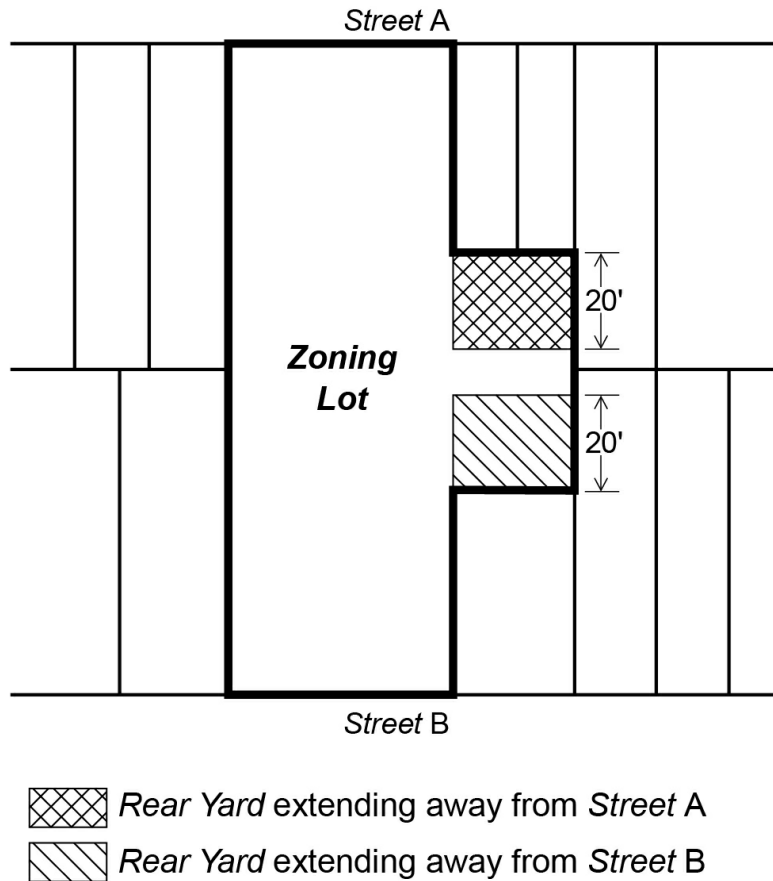


- (2) In R1 through R5 Districts, a #rear yard# with a minimum depth of five feet shall be provided where such #rear lot line# coincides with a #side lot line# of an adjoining #zoning lot#.





- (3) In R6 through R12 Districts, no #rear yard# shall be required where such #rear lot line# coincides with a #side lot line# of an adjoining #zoning lot#.
- (4) In all districts, for portions of #through lots# that have multiple #rear lot lines# and such portions are not subject to #interior lot# regulations, the #street line# bounding the #zoning lot# closest to such #rear lot line# shall be used to determine compliance with this Section.



## 23-35 - Court Regulations

LAST AMENDED  
12/5/2024

#Inner court# regulations are set forth in Section [23-352](#) and #outer court# regulations are set forth in Section 23-353. Permitted obstructions in such #courts# are set forth in Section 23-351.

These regulations shall not apply to any #single-# or #two-family# #detached# #residence#.

A corner of a #court# may be cut off between walls of the same #building#, provided that the length of the wall of such cut-off does not exceed seven feet.

The Commissioner of Buildings may approve minor recesses, projections and architectural treatment of the outline of #courts# as long as these variations do not substantially change the depth or width of the #court#.

## 23-351 - Permitted obstructions in courts

LAST AMENDED  
12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

In the districts indicated, the obstructions permitted in Section [23-311](#) (Permitted obstructions in all yards, courts and open areas), as well as the following obstructions, shall be permitted within the minimum area and dimensions needed to satisfy the requirements for a #court#. For the purposes of applying such allowances to #courts#, all percentage calculations shall be applied to the area of the #court# instead of the #yard#:

(a) Fences;

(b) Fire escapes in #outer courts#;

Fire escapes in #outer court recesses# not more than five feet in depth;

Fire escapes in #inner courts# where such fire escapes are required as a result of alterations in #buildings# existing before December 15, 1961;

Fire escapes in #outer court recesses# more than five feet in depth where such fire escapes are required as a result of alterations in #buildings# existing before December 15, 1961;

(c) #Energy infrastructure equipment# and #accessory# mechanical equipment, subject to the requirements set forth in paragraph (g) of Section [23-312](#) (Additional permitted obstructions generally permitted in all yards);

(d) Recreational or drying yard equipment.

In addition, for #courts# at a level higher than the first #story#, decks, skylights, parapet walls, roof thickness, solar energy systems up to four feet high, vegetated roofs, and weirs, as set forth in Section [23-41](#) (Permitted Obstructions), inclusive, shall be permitted.

---

## **23-352 - Inner court regulations**

---

LAST AMENDED

12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

In the districts indicated, the following #inner court# regulations shall apply:

(a) where #legally required windows# face onto an #inner court#, for #buildings# or portions thereof at or below a height of 75 feet, the area of an #inner court# shall not be less than 800 square feet, and the minimum dimension of such #inner court# shall not be less than 20 feet, and above a height of 75 feet, where permitted, the area of an #inner court# shall not be less than 1,200 square feet, and the minimum dimension of such #inner court# shall not be less than 30 feet;

(b) where no #legally required windows# face onto an #inner court#, for #buildings# or portions thereof at or below a height of 75 feet, the area of such small #inner court# shall not be less than 200 square feet and no dimension shall be less than 10 feet, and above a height of 75 feet, where permitted, the area of such small #inner court# shall not be less than 300 square feet and no dimension shall be less than 15 feet; and

(c) the width of an #inner court recess# shall be at least equal to the depth of the #inner court recess#, except that such width need not exceed the minimum dimension for an #inner court#, relative to the height.

For the purposes of this Section, that portion of an open area not part of an #inner court# and over which, when viewed directly from above, lines perpendicular to a #lot line# may be drawn into such #inner court#, shall be considered part of such #inner court#.

## 23-353 - Outer court regulations



LAST AMENDED  
12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

In the districts indicated, the following #outer court# regulations shall apply:

- (a) where #legally required windows# face onto an #outer court#, the width of such #outer court# shall be at least equal to the depth of such #outer court#, except that an #outer court# may extend to any depth where the width of the #outer court# is 20 feet or more in #buildings# or portions thereof, at or below a height of 75 feet, or where the width of the #outer court# is 30 feet or more above a height of 75 feet, where permitted;
- (b) where no #legally required windows# face onto an #outer court#, for #buildings# or portions thereof at or below a height of 75 feet, the area of such small #outer court# shall not be less than 200 square feet and no dimension shall be less than 10 feet, and above a height of 75 feet, where permitted, the area of such small #outer court# shall not be less than 300 square feet and no dimension shall be less than 15 feet; and
- (c) the width of an #outer court recess# shall be at least equal to the depth of the #outer court recess#, except where such width permits any depth for an #outer court#, relative to the height.

## 23-36 - Maximum Lot Coverage

LAST AMENDED  
12/5/2024

For #developments# or #enlargements# of #residences#, the maximum #lot coverage# regulations are set forth in Section [23-361](#) for R1 through R5 Districts and Section [23-362](#) for R6 through R12 Districts. Special rules for certain #interior# or #through lots# are set forth in Section 23-363.

## 23-361 - Maximum lot coverage in R1 through R5 Districts

LAST AMENDED  
12/5/2024

R1 R2 R3 R4 R5

- (a) For #single-# or #two-family residences#

In the districts indicated, for #zoning lots# with #buildings# containing #single-# or #two-family residences#, the maximum #residential# #lot coverage# shall be as set forth in the following table.

MAXIMUM RESIDENTIAL LOT COVERAGE FOR SINGLE OR TWO-FAMILY RESIDENCES

		Lot type	
District		#Interior lots# or #through lots# (percent)	#Corner lots# (percent)
R1 R2	40	80	
R3	50	80	
R4 R5	60	80	

However, in R2X, R3A and R3X Districts, the maximum #residential# #lot coverage# shall be that #lot coverage# remaining after the application of all required #yards# on the #zoning lot#.

(b) For #multiple dwelling residences#

In the districts indicated, for #zoning lots# with #buildings# containing #multiple dwelling residences#, where permitted, the maximum #residential# #lot coverage# for #interior lots# or #through lots# shall be 80 percent and the maximum #residential# #lot coverage# for #corner lots# shall be 100 percent.

However, for #large sites# with #buildings# utilizing the provisions of Section [23-425](#) (Height and setback modifications for large sites), the maximum #residential# #lot coverage# of the entire site shall be 50 percent. Individual #corner lot#, #interior lot#, or #through lot# portions may exceed such overall maximum, provided they do not exceed the respective maximums that would apply to #zoning lots# that are not #large sites#.

---

## 23-362 - Maximum lot coverage in R6 through R12 Districts

---

LAST AMENDED  
12/5/2024

R6 R7 R8 R9 R10 R11 R12

(a) For standard lots

In the districts indicated, the maximum #residential# #lot coverage# for #interior lots# or #through lots# shall be 80 percent and the maximum #residential# #lot coverage# for #corner lots# shall be 100 percent.

(b) For eligible sites

In the districts indicated, for #zoning lots# with #buildings# utilizing the eligible site provisions of Section [23-434](#) (Height and setback modifications for eligible sites), the maximum #residential# #lot coverage# of the entire site shall be:

- (1) 65 percent on #zoning lots# with a #lot area# of 30,000 square feet or more that are not #large sites#; and
- (2) 50 percent on #large sites#.

Individual #corner lot#, #interior lot#, or #through lot# portions may exceed such overall maximum, provided they do not exceed the respective maximums that would apply to #zoning lots# that are not utilizing the eligible site provisions.

---

## 23-363 - Special rules for certain interior or through lots

---

■

LAST AMENDED

12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

In the districts indicated, the maximum #lot coverage# set forth in Section [23-361](#) (Maximum lot coverage in R1 through R5 Districts) or [23-362](#) (Maximum lot coverage in R6 through R12 Districts), as applicable, may be increased in accordance with the provisions of this Section.

(a) Shallow #zoning lots#

For #zoning lots# eligible for the #rear yard# modifications for shallow #interior lots# set forth in Section [23-342](#) (Rear yard requirements) or the #rear yard equivalent# modifications for shallow #through lots# set forth in Section [23-343](#) (Rear yard equivalent requirements), the maximum #lot coverage# of such #zoning lot#, or portion thereof, may be increased by one percent for every five feet the depth of such #zoning lot#, or portion thereof, is less than 95 feet for #interior lots# or 190 feet for #through lots#. Where the #front lot line# or #rear lot line# of a #zoning lot# intersects a #side lot line# at an angle other than 90 degrees, the depth of such #zoning lot#, or portion thereof, shall be measured at the midpoint of such irregularly angled #lot line#.

In no event shall the maximum #lot coverage# of an #interior lot# or #through lot# exceed 90 percent. Shallow portions of a #zoning lot# may exceed such maximum, so long as the adjusted maximum #lot coverage# complies with such maximum.

(b) Within 100 feet of corners

In the districts indicated, for #interior# or #through lots#, or portions thereof, within 100 feet of the point of intersection of two #street lines# intersecting at an angle of 135 degrees or less, the maximum #lot coverage# shall be 100 percent.

(c) Along the short dimension of the block

In the districts indicated, whenever a #front lot line# of an #interior# or #through lot# coincides with the #street line# of the #short dimension of a block#, the maximum #lot coverage# for such #zoning lot#, or portion thereof, shall be 100 percent within 100 feet of such #street line#.

---

## 23-37 - Other Open Area Regulations

---

LAST AMENDED

12/5/2024

---

### 23-371 - Standard minimum distance between buildings

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

In all districts, as indicated, the minimum distance between the portion of a #building# containing #residences# and any other #building# on the same #zoning lot# shall be as provided in this Section.

For the purpose of this Section, #abutting# #buildings# on a single #zoning lot# may be considered a single #building#. However, if two or more portions of a #building# are not connected or not #abutting# at a particular level, such separated portions shall comply with the applicable provisions of this Section. In applying such provisions, the height of such separated portions shall be measured from the roof of the connecting or #abutting# portion of such #building#, as applicable, instead of from the #base plane#.

(a) Exceptions

The provisions of this Section shall not apply to:

- #buildings# that are separated from each other by a #rear yard equivalent#; or
- space between a #single-family#, #two-family#, or three-family #residence# and a garage #accessory# thereto.

(b) For #single-# and #two-family residences#

For #buildings# with two or fewer #dwelling units#, the required minimum distance between any such #residences# and any other #building# with two or fewer #dwelling units# on the same #zoning lot#, or a non-#residential# #building# on the same #zoning lot# shall vary according to the height of such #buildings#. Such minimum distance shall be measured perpendicular to the #building# wall or window, as applicable. However, for #buildings# with two or fewer #dwelling units#, the required minimum distance between any such #residences# and an #ancillary dwelling unit# on the same #zoning lot# shall be 10 feet.

For #buildings# with two or fewer #dwelling units#, the required minimum distance between any such #residences# and a #building# with three or more #dwelling units# on the same #zoning lot# shall be subject to the provisions of paragraph (c) of this Section.

		Maximum #Building# Height above #Base Plane# or #Curb Level#, as Applicable (in feet)		
		35 or less	Between 35 and 50	Over 50
Minimum distance	15	20	30	

(c) For #buildings# that contain three or more #dwelling units#

The minimum distance between a #building# containing three or more #dwelling units# and any other #building# on the #zoning lot# shall be applied in accordance with the provisions of this Section. Where two or more portions of a

#building# are separated completely from one another at a particular level above grade, such separated portions shall comply with paragraph (c)(1) of this Section. Where there are multiple #buildings# on a single #zoning lot# that do not connect at any level, such #buildings# shall comply with paragraph (c)(2) of this Section.

(1) For separated portions of a #building#

The required minimum distance between any separated portion of a #building# containing #dwelling units# shall be as follows:

- (i) where #legally required windows# face onto a separated portion of a #building# at or below a height of 75 feet, the minimum dimension between such separated portions shall not be less than 20 feet, and above a height of 75 feet, where permitted, the minimum dimension shall not be less than 30 feet; and
- (ii) where no #legally required windows# face onto a separated portion of a #building# at or below a height of 75 feet, the minimum dimension between such separated portions shall not be less than 10 feet, and above a height of 75 feet, where permitted, the minimum dimension shall not be less than 15 feet.

(2) Two or more #buildings# on a single #zoning lot#

The minimum distance between two or more #buildings# on the same #zoning lot# that are not connected at any level shall be 40 feet, as measured between the closest points of such #buildings#, for portions of #buildings# lower than 125 feet, as measured from the #base plane# or #curb level#, as applicable.

Portions of such #buildings# higher than 125 feet shall be at least 80 feet apart, as measured between the closest points of such #buildings#. However, such minimum distance need not exceed 40 feet if such portions of #buildings# above a height of 125 feet do not exceed, in aggregate, a #lot coverage# of 40 percent or, for lots of less than 20,000 square feet, the percentage set forth in the table below:

AGGREGATED LOT COVERAGE OF PORTIONS OF BUILDINGS ON A SMALL ZONING LOT

Area of #Zoning Lot# (in square feet)	Maximum Percent of #Coverage#
10,500 or less	50
10,501 to 11,500	49
11,501 to 12,500	48



12,501 to 13,500	47
13,501 to 14,500	46
14,501 to 15,500	45
15,501 to 16,500	44
16,501 to 17,500	43
17,501 to 18,500	42
18,501 to 19,999	41

(d) In addition, the following rules shall apply to:

- (1) any portion of a #building# that qualifies as a #building segment# may be treated as a separate #building# for the purposes of determining the minimum distance required between such #building segment# and another #building# or #building segment#;
- (2) where #buildings# of different heights face each other, the average of the heights of such #buildings# shall determine the minimum distance required between them;
- (3) projections having a maximum height of 25 feet above adjoining grade, a maximum depth of five feet, and an aggregate width not exceeding 25 percent of the #building# wall from which they project, may penetrate the minimum spacing requirements. However, such projections shall not be permitted in open spaces provided pursuant to paragraph (c)(2) of this Section; and
- (4) the obstructions permitted in Section [23-311](#) shall be permitted in such minimum distance.

---

## 23-372 - Distance between legally required windows and lot lines

---

LAST AMENDED  
12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

The minimum distance between #legally required windows# and walls or #lot lines# shall be as set forth in this Section.

For the purposes of this Section, #abutting# #buildings# on the same #zoning lot# shall be considered a single #building#.

(a) Exceptions

This Section shall not apply to #legally required windows# in #buildings# containing #residences# with a maximum height of 35 feet, as measured from #base plane#, and with a maximum of three #dwelling units#.

(b) Basic provisions

The minimum distance between a #legally required window# and:

- (1) any wall;
- (2) a #rear lot line#, or vertical projection thereof; or
- (3) a #side lot line#, or vertical projection thereof;

shall be 20 feet, measured in a horizontal plane at the sill level of, and perpendicular to, such window for the full width of the rough window opening.

The obstructions permitted for any #yard# set forth in Section [23-311](#) shall be permitted in such minimum distance.

(c) For shallow lots

For #interior lots#, where the depth is less than 95 feet deep at any point, the minimum distance between a #legally required window# and a #rear lot line#, or vertical projection thereof, may be modified to equal the #rear yard# depth required for shallow lots pursuant to the provisions of Section [23-342](#) (Rear yard requirements). However, in no event shall such minimum distance between a #legally required window# and a #rear lot line#, or vertical projection thereof, be less than 10 feet.

(d) Special provisions for R3 through R5 Districts

In R3, R4 and R5 Districts, the minimum dimension between a #legally required window# and a #side lot line# shall be 15 feet. Such 15-foot dimension shall be measured in a horizontal plane perpendicular to the #side lot line# or vertical projection thereof. Furthermore, such area with a 15-foot dimension shall be open from its lowest level to the sky for the entire length of the #side lot line#. Only #accessory# mechanical equipment limited in depth to 18 inches from an exterior wall, chimneys, downspouts, eaves, #qualifying exterior wall thickness#, gutters, open #accessory# off-street parking spaces, ramps for access by people with disabilities, and steps shall be permitted obstructions in such open area, subject to the conditions set forth in Sections [23-311](#) or [23-312](#), provided that such obstructions, not including #qualifying exterior wall thickness# and #accessory# mechanical equipment, will not reduce the minimum width of the open area by more than three feet.

---

## 23-38 - Special Rules for Certain Areas

---

LAST AMENDED  
12/5/2024

---

## 23-381 - Special provisions in other geographies

---

LAST AMENDED

12/5/2024

In all districts, for #buildings# containing #multiple dwelling residences# on #zoning lots# that adjoin a #public park#, the minimum distance between a #legally required window# and a #lot line# need not apply to portions of #buildings# facing such #public park# where the Commissioner of the Department of Parks and Recreation determines that the #public park# will provide sufficient access to light and air for such #building's# #legally required windows#. Where the Commissioner makes such determination, the #public park# shall be considered a #street# for the purposes of applying other applicable laws or statutes to such #legally required window#.