23-40 - YARD REGULATIONS
23-40 - YARD REGULATIONS

LAST AMENDED
12/15/1961

Definitions and General Provisions

23-41 - Definitions

LAST AMENDED
11/19/1987

Words in italics are defined in Section 12-10 (DEFINITIONS) or, if applicable exclusively to this Section, in this Section.

23-42 - Level of Yards

LAST AMENDED
12/15/1961

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 as otherwise provided in Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents).

23-43 - Measurement of Yard Width or Depth

LAST AMENDED
12/15/1961

In all #Residence Districts#, the width or depth of a #yard# or #rear yard equivalent# shall be measured perpendicular to #lot lines#.

23-44 - Permitted Obstructions in Required Yards or Rear Yard Equivalents

LAST AMENDED
3/22/2016

In all #Residence Districts#, the following obstructions shall be permitted within a required #yard# or #rear yard equivalent#:

(a) In any #yard# or #rear yard equivalent#:

(1) Air conditioning condensation units, #accessory#, for #single-# or #two-family residences#, provided that such units, if located between a #street wall#, or prolongation thereof, and a #street line#, are not more than 18 inches from a #street wall#, and fully screened from the #street# by vegetation;

(2) Arbors or trellises;

(3) 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:
shall be limited to a maximum projection from a building wall of 2 feet, 6 inches; and

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;

Balconies, unenclosed, of a building containing residences subject to the applicable provisions of Section 23-13. Such balconies are not permitted in required side yards;

Canopies;

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

Eaves, gutters or downspouts projecting 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;

Exterior wall thickness, where such wall thickness is added to the exterior face of a building wall existing on April 30, 2012, provided the added wall thickness has a thermal resistance (R-value) of at least 1.5 per inch, and is limited to one inch of thickness for every foot of existing yard width, up to a maximum thickness of eight inches. When an open area is provided along a common lot line, then such exterior wall thickness is limited to one inch for every foot of existing open area on the zoning lot;

Where buildings that have added exterior wall thickness, pursuant to this Section, are enlarged, such enlarged portion may similarly encroach upon required yards in order to align with the exterior walls of the existing building, provided such enlargement contains less floor area than the existing building, and there is no encroachment of floor area into a required yard;

Fences, not exceeding four feet in height above adjoining grade in any yard, except that for corner lots a fence may be up to six feet in height within that portion of one yard that is between a side lot line and the prolongation of the side wall of the residence facing such side lot line;

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;

Flagpoles;

Overhanging portions of a building in R4 and R5 Districts, except R4-1, R4A, R4B, R5A, R5B or R5D Districts, which are above the first story including the basement and which project not more than three feet into the required 18-foot 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;

Parking spaces for automobiles or bicycles, off-street, open, accessory, within a side or rear yard;

Parking spaces, off-street, open, within a front yard, that are accessory to a building containing residences, provided that:

(i) in R1, R2, R3-1, R3A, R3X, R4-1, R4A and R5A Districts, except in lower density growth management areas, such spaces meet all the requirements of paragraph (a) of Section 25-621 (Location of parking spaces in certain districts);
(ii) in R3-2 Districts, R4 Districts other than R4-1, R4A and R4B Districts, and R5 Districts other than R5A, R5B and R5D Districts, such spaces meet all the requirements of paragraph (b) of Section 25-621;

(iii) in #lower density growth management areas#, such spaces are non-required and are located in a driveway that accesses parking spaces that are located behind the #street wall# of the #building# or prolongation thereof;

However, no parking spaces of any kind shall be permitted in any #front yard# in an R4B, R5B or R5D 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;

Ramps for persons with physical disabilities;

Solar energy systems 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;

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#;

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#;

Terraces or porches, open;

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#;

(b) In any #rear yard# or #rear yard equivalent#:

1. Balconies, unenclosed, subject to the provisions of Section 23-13;

2. Breezeways;

3. Fire escapes;

4. 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#;

5. 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#. Furthermore, if located in an R1 District, such #building# may not be nearer than five feet to a #rear lot line# or #side lot line#. In R2A Districts, detached garages shall be included in #lot coverage#. In addition, solar energy systems, 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#;

   (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 10 feet above adjoining grade, including the apex of a pitched roof in R3, R4 or R5 Districts, or 15 feet above #curb level# or #base plane#, as applicable, in R6, R7, R8, R9 or R10 Districts. In addition, decks, parapet walls, roof thickness, skylights, vegetated roofs, and weirs, as set forth in Section 23-62 (Permitted Obstructions), and solar energy systems, 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);

(6) Recreational or drying yard equipment;

(7) 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#;

(8) 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#.

(9) any portion of a #building# used for #residential uses# other than #dwelling units# in #Quality Housing buildings# containing #affordable independent residences for seniors# on #zoning lots# meeting the criteria set forth in paragraph (a)(4) of Section 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors), provided that:

(i) such #zoning lot# is located in an R6 through R10 District other than an R6B, R7B or R8B District;

(ii) the height of such #building# portion does not exceed one #story#, or 15 feet above the adjoining grade, whichever is less;

(iii) such #building# portion is located within 100 feet of a #wide street# ; 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 23-62 (Permitted Obstructions), and solar energy systems, 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#.

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**23-441 - Location of garages in side yards of corner lots**

**LAST AMENDED**

2/2/2011

In all #Residence Districts#, on #corner lots#, enclosed #accessory# off-street parking spaces shall be considered permitted obstructions in any portion of a #side yard# which is within 30 feet of both #side lot lines#, provided that, in an R1 or R2A District, on a #corner lot# whose mean width is 45 feet or more, no structure used for such purposes shall be less than five feet from any #side lot line#. In R2A Districts, detached garages shall be included in #lot coverage#.

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**23-442 - Location of garages in side yards of other zoning lots**
In all #Residence Districts#, on #zoning lots# other than #corner lots#, where no #rear yard# is required under the provisions of Sections 23-541 (Within one hundred feet of corners) or 23-542 (Along short dimension of block), enclosed #accessory# off-street parking spaces shall be considered permitted obstructions in any portion of a #side yard# that is within 30 feet of the #rear lot line#.

Basic Regulations - Front Yards

**23-45 - Minimum Required Front Yards**

In the districts indicated, #front yards# shall be provided as set forth in the following table, except that for a #corner lot# in an R1-2 District, one #front yard# may have a depth of 15 feet and, for a #corner lot# in an R3 District, one #front yard# may have a depth of 10 feet.

<table>
<thead>
<tr>
<th>Front Yard</th>
<th>District</th>
</tr>
</thead>
<tbody>
<tr>
<td>20 feet</td>
<td>R1</td>
</tr>
<tr>
<td>20 feet*</td>
<td>R1-2A</td>
</tr>
<tr>
<td>15 feet</td>
<td>R2 R2X R3-1 R3-2</td>
</tr>
<tr>
<td>15 feet*</td>
<td>R2A</td>
</tr>
<tr>
<td>10 feet*</td>
<td>R3A R3X R4-1 R4A R5A</td>
</tr>
<tr>
<td>10 feet**</td>
<td>R4 R5</td>
</tr>
<tr>
<td>5 feet*</td>
<td>R4B R5B R5D</td>
</tr>
</tbody>
</table>

* Except as provided in paragraphs (b) and (c) of this Section

** If the depth of a #front yard# exceeds 10 feet, the depth of the #front yard# shall be at least 18 feet. Furthermore, #developments# or #enlargements# pursuant to the optional regulations applicable in a #predominantly built-up area# shall provide a #front yard# with a depth of at least 18 feet. However, on a #corner lot#, if one #front yard# has a depth of at least 18 feet, the other #front yard# shall have a depth of at least 10 feet.
Furthermore, if an opening to an accessory off-street parking space is located within the street wall of a building containing residences, there shall be an open area between the opening and the street line which is at least 8 feet, six inches in width by 18 feet in depth, except this provision shall not apply in R5D Districts.

R1-2A R2A R3A R3X R4-1 R4A R4B R5A R5B R5D

(b) For the purpose of paragraphs (b) and (c) the area between the street line and the front building wall of adjacent buildings on the same or adjoining zoning lots shall be considered adjacent front yards.

Except as provided in paragraph (c) of this Section, in the districts indicated, if adjacent buildings containing residences on the same or adjoining zoning lots fronting on the same street have front yards greater than the minimum set forth in paragraph (a) of this Section, then a front yard shall be provided which:

(1) in R1-2A, R2A, R3A, R3X, R4-1, R4A or R5A Districts is at least as deep as an adjacent front yard; and

(2) in R4B, R5B or R5D Districts is no deeper than the deepest adjacent front yard and no shallower than the shallowest adjacent front yard.

However, a front yard need not exceed 20 feet in depth, except that in R1-2A Districts, a front yard need not exceed 25 feet in depth.

In determining the depth of the adjacent front yards, balconies and projections from the front building wall that do not exceed 33 percent of the width of the building shall be disregarded.

For developments or enlargements, projections into the required front yard are permitted provided that the width of all projections at the level of any story does not exceed 33 percent of the width of the building. The depth of such projections shall not exceed three feet into the front yard. However, balconies shall be subject to the provisions of Sections 23-13 (Balconies) and 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents).

(c) The provisions of paragraph (b) of this Section determining the depth of a front yard by the location of a front yard on an adjacent zoning lot, are modified as follows:

(1) on corner lots, these provisions shall apply on only one street frontage; and

(2) these provisions shall not apply to:

   (i) any street frontage of a zoning lot where such frontage has a length of at least 150 feet along such street;

   (ii) any zoning lot located in historic districts designated by the Landmarks Preservation Commission; or

   (iii) a frontage of any zoning lot where the depths of 50 percent of the front yards within 150 feet of the side lot lines of such zoning lot are shallower by more than two feet than the shallowest of the adjacent front yards.

R1 R2 R3 R4 R5

(d) For any zoning lot located in a Historic District designated by the Landmarks Preservation Commission, the provisions of paragraphs (a) and (b) of this Section are modified as follows:

The depth of the front yard may vary between the requirements of paragraph (a) of this Section, or as modified in any applicable Special District, and the depth of the front yard of any adjacent zoning lot.
R1 R2 R3 R4 R5

In the districts indicated, a minimum percentage of the area of the #front yard# shall be planted, which shall vary by #street# frontage of the #zoning lot# as set forth in the following table. For the purposes of this Section, the #front yard# shall include the entire area between all #street walls# of the #building# and their prolongations and the #street line#. Planted areas shall be comprised of any combination of grass, groundcover, shrubs, trees or other living plant material, and shall have a minimum dimension of one foot, exclusive of any bounding walls. Any planted area within a driveway or parking space shall not qualify towards meeting the minimum planting requirements of this Section. For #through lots# or #corner lots#, the planting requirement of this Section shall be applied separately to each #street# frontage. For #corner lots#, planted areas of overlapping portions of #front yards# shall only be counted towards the planting requirement of one #front yard#. For #zoning lots# with multiple #building segments#, the planting requirement of this Section shall be applied separately to the entire area between the #street wall# of each #building segment# and the #street line#.

Where multiple #buildings# on a single #zoning lot# front upon the same #street#, the planting requirements of this Section shall be determined by the #street# frontage allocated to the area occupied by each such #building# and applied separately to the entire area between the #street line# and the #street wall# of each #building# and its prolongation. The allocation of planting requirements to open areas between #buildings# shall be determined by dividing such open area evenly, with an equal portion attributed to each #building# on both sides of such open area.

Any #zoning lot# occupied by a #building# constructed after April 30, 2008, shall provide planted areas in accordance with the provisions of this Section. Any #zoning lot# occupied by a #building# constructed prior to such date shall not be altered in any way that will either create new #non-compliance# or increase the degree of #non-compliance# with the provisions of this Section.

<table>
<thead>
<tr>
<th>#Street# frontage of #zoning lot#, #street wall# width of #building segment#, or #street# frontage allocated to each of multiple #buildings# on a single #zoning lot#, as applicable</th>
<th>Percentage of #front yard# to be planted (minimum)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 20 feet</td>
<td>20</td>
</tr>
<tr>
<td>20 to 34 feet</td>
<td>25</td>
</tr>
<tr>
<td>35 to 59 feet</td>
<td>30</td>
</tr>
<tr>
<td>60 feet or greater</td>
<td>50</td>
</tr>
</tbody>
</table>
23-46 - Minimum Required Side Yards

LAST AMENDED
2/2/2011

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, #side yards# shall be provided on any #zoning lot# as specified in this Section, except as otherwise provided in the following Sections:

Section 23-48   (Special Provisions for Existing Narrow Zoning Lots)
Section 23-49   (Special Provisions for Side Lot Line Walls)
Section 23-51   (Special Provisions for Yards Adjacent to R1 Through R5 Districts)

23-461 - Side yards for single- or two-family residences

LAST AMENDED
4/30/2012

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

(a) #Detached# and #zero lot line buildings#

In all districts, as indicated, for #zoning lots# containing only #single-family detached residences# or, where permitted, for #two-family detached residences# or #single-# or #two-family residences# in #zero lot line buildings#, or any combination thereof, #side yards# shall be provided as set forth in the table in this paragraph, except that on #corner lots# in R1, R2, R3, R4 and R5 Districts, one #side yard# shall be at least 20 feet in width:

MINIMUM REQUIRED SIDE YARDS

<table>
<thead>
<tr>
<th>Number Required</th>
<th>Required Total Width (in feet)</th>
<th>Required Minimum Width of any #Side Yard# (in feet)</th>
<th>District</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>35</td>
<td>15</td>
<td>R1-1</td>
</tr>
<tr>
<td>2</td>
<td>20</td>
<td>8</td>
<td>R1-2</td>
</tr>
<tr>
<td>2</td>
<td>13</td>
<td>5</td>
<td>R2 R2A R3-1 R3-2 R4-R10</td>
</tr>
<tr>
<td>2</td>
<td>10*</td>
<td>2*</td>
<td>R2X R3X R4A R5A</td>
</tr>
</tbody>
</table>
R3-1 R3-2 R4 R4-1 R4B R5
(b) #Semi-detached buildings#

In the districts indicated, for #zoning lots# containing only #single-# or #two-family semi-detached residences#, a #side yard# shall be provided as set forth in the table in this paragraph, except that on #corner lots#, one #side yard# shall be at least 20 feet in width:

MINIMUM REQUIRED SIDE YARD

<table>
<thead>
<tr>
<th>Feet</th>
<th>District</th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>R3-1 R3-2 R4 R5</td>
</tr>
<tr>
<td>4*</td>
<td>R4-1 R4B R5B R5D</td>
</tr>
</tbody>
</table>

* Additional regulations apply pursuant to paragraph (c) of this Section

(c) Additional regulations

(1) Eight-foot open area required between #buildings# containing #residences#

An open area with a minimum total width of eight feet is required between #buildings# containing #residences# on adjacent #zoning lots#. Such open area must be parallel to the #side lot line# and may be located on either one or both sides of such common #side lot line#. (See Figure A)
(23-461c1)

(2) When side yards total more than 13 feet

However, where such open area requirements result in side yards totaling more than 13 feet on the subject zoning lot, the width of such side yards may be reduced to not less than five feet, provided that the total width of both side yards on the subject zoning lot is at least 13 feet. (See Figure B)
Open area requirement results in side yards totaling 16'. Therefore, side yards may be reduced to not less than 5' provided both sides total at least 13'.

Figure B

(23-461c2)

(3) Permitted obstructions in open areas between buildings

Only air conditioning condensation units, chimneys, downspouts, eaves, exterior wall thickness, gutters, open accessory off-street parking spaces, ramps for access by people with disabilities, and steps as set forth in paragraph (a) of Section 23-44 shall be permitted obstructions in open areas required pursuant to paragraphs (c) (1) and (c)(2) of this Section, provided such obstructions, not including accessory off-street parking spaces, may not reduce the minimum width of the open area by more than three feet.

(4) Minimum side yard requirements for zoning lots adjacent to certain side yards

A side yard at least five feet wide shall be provided on any zoning lot along the common side lot line of any adjacent zoning lot with an existing detached residence whose side yards total at least 13 feet in width, with both side yards on such adjacent zoning lot at least five feet in width, or with an existing semi-detached residence with a side yard at least eight feet in width. (See Figure C)
23-462 - Side yards for all other buildings containing residences

LAST AMENDED
3/22/2016

R3-2 R4 R5 R6 R7 R8 R9 R10

In the districts indicated, except as set forth in Section 23-461 (Side yards for single- or two-family residences) or Section 23-49 (Special Provisions for Side Lot Line Walls), #side yards# shall be provided for all #zoning lots# with #buildings# containing #residences# as provided in this Section:

R3-2 R4 R5

(a) In the districts indicated, except R4B, R5B or R5D Districts, two #side yards#, each with a minimum required width of eight feet, shall be provided. However, if the #aggregate width of street walls# of a #residential building# is more than 80 feet or, for #abutting buildings# if the combined #aggregate width of street walls# of all such #abutting buildings# on a #zoning lot# is more than 80 feet, then two #side yards# shall be provided, each equal to not less than 10 percent of such #aggregate width of street walls#. For #zoning lots# where no such #buildings# exceed a height of two #stories# and a #basement#, #side yards# need not exceed 15 feet in width.

However, on all #corner lots# in #lower density growth management areas#, one #side yard# shall be at least 20 feet in
R4B R5B R5D

(b) In the districts indicated, no side yards are required; however, where a building containing residences on an adjacent zoning lot has a side yard, an open area with a minimum width of eight feet and parallel to the side lot line is required along the common side lot line between such buildings. Obstructions permitted pursuant to paragraph (c)(3) of Section 23-461 shall be permitted in such open areas.

R6 R7 R8 R9 R10

(c) In the districts indicated, no side yards are required. However, if any open area extending along a side lot line is provided at any level, it shall have a minimum width of eight feet, measured perpendicular to the side lot line, and extend along the entire side lot line, except where a court is provided in accordance with the applicable provisions of Section 23-60 (HEIGHT AND SETBACK REGULATIONS). Obstructions permitted pursuant to paragraph (a) of Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) shall be permitted in such open areas.

### 23-463 - Maximum aggregate width of street walls

**LAST AMENDED 2/2/2011**

R3-2 R4 R5

In the districts indicated, except R4B, R5B or R5D Districts, the aggregate width of street walls of a building containing residences or, for abutting buildings the combined aggregate width of street walls of all such abutting buildings on a zoning lot, shall not exceed the width set forth in the following table:

**MAXIMUM AGGREGATE WIDTH OF STREET WALLS**

<table>
<thead>
<tr>
<th>District</th>
<th>Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>R3-2</td>
<td>125</td>
</tr>
<tr>
<td>R4 R5</td>
<td>185</td>
</tr>
</tbody>
</table>

However, the City Planning Commission may authorize, in R4 and R5 Districts, aggregate width of street walls in excess of 185 feet, provided the Commission finds that:

1. the street wall is adequately articulated by such design features as variable setbacks, stoops, bay windows or changes in the heights of the buildings; and
2. the development or enlargement will not be incompatible with buildings on the surrounding blocks.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

### 23-464 - Side yards for buildings used for permitted non-residential uses
R1 R2 R3 R4 R5

(a) In the districts indicated, if a #building# used for permitted non-#residential uses# has an #aggregate width of street walls# equal to 60 feet or less, two #side yards# shall be provided, each with a minimum required width of eight feet. If such #building# has an #aggregate width of street walls# equal to more than 60 feet, two #side yards# shall be provided, each equal to not less than 15 percent of the #aggregate width of street walls#. 

R6 R7 R8 R9 R10

(b) In the districts indicated, no #side yards# are required. However, if any open area extending along a #side lot line# is provided at any level, it shall be at least eight feet wide.

Basic Regulations - Rear Yards

23-47 - Minimum Required Rear Yards

LAST AMENDED 4/30/2008

In all districts, as indicated, a #rear yard# with a depth of not less than 30 feet shall be provided at every #rear lot line# on any #zoning lot# except as otherwise provided in Sections 23-52 (Special Provisions for Shallow Interior Lots), 23-53 (Special Provisions for Through Lots) or 23-54 (Other Special Provisions for Rear Yards). #Rear yards# shall also be provided along portions of #side lot lines# as set forth in Section 23-471 (Beyond one hundred feet of a street line).

23-471 - Beyond one hundred feet of a street line

LAST AMENDED 4/30/2008

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#:

(a) In all districts, a #rear yard# with a minimum depth of 30 feet shall be provided where such #rear lot line# coincides with a #rear lot line# of an adjoining #zoning lot#.
CORNER LOT

(23-471a)

(b) In R1 through R5 Districts, a #rear yard# with a minimum depth of eight 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)

(23-471b)

(c) In R6 through R10 Districts, no #rear yard# shall be required where such #rear lot line# coincides with a #side lot line# of an adjoining #zoning lot#.

Regulations Applying in Special Situations

Side Yards

23-48 - Special Provisions for Existing Narrow Zoning Lots

LAST AMENDED
In all districts, as indicated, except R2X, R3A, R3X, R4-1, R4A, R4B, R5A, R5B or R5D Districts, the required total width of #side yards# for a #single-family detached# or #two-family detached residence# may be reduced by four inches for each foot by which the width of a #zoning lot# is less than that required under the provisions of Section 23-32 (Minimum Lot Area or Lot Width for Residences) if such #zoning lot#:

(a) has less than the prescribed minimum #lot width#; and

(b) was owned separately and individually from all other adjoining tracts of land, both on December 15, 1961, and on the date of application for a building permit.

However, in no event shall the required width of a #side yard# be less than five feet.

In R5D Districts, no #side yards# shall be required for any #zoning lot# having a width of less than 30 feet along a #street# and existing on the effective date of establishing such district on the #zoning map#.

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**23-49 - Special Provisions for Side Lot Line Walls**

LAST AMENDED
2/2/2011

R3-1 R3-2 R4 R5

In the districts indicated, except R4A and R5A Districts, a #building# containing #residences# may:

(a) #abut# an existing #building# located along a #side lot line#, where such #building# was existing on December 15, 1961, or lawfully erected under the terms of this Resolution, provided that walls of the #building# containing #residences# and walls of the existing #building# shall #abut# for a length equal to or greater than one half of the distance between the #street wall line# and #rear wall line# of the existing #building#. For the purposes of this paragraph (a), an “existing #buildings#” shall not include an #accessory building# located on an #interior# or #through lot#;

(b) #abut# other #buildings# containing #residences# being erected at the same time on an adjoining #zoning lot# or #zoning lots#.

For such #buildings# containing #residences#, the #side yard# requirements shall be waived along the #side lot line# of the #zoning lot# coincident with the #abutting buildings#, and one #side yard# shall be provided along any #side lot line# of the #zoning lot# without an #abutting building# with a width of at least eight feet in R3-1, R3-2, R4 or R5 Districts, and four feet in R4-1, R4B or R5B Districts.