Zoning Resolution

THE CITY OF NEW YORK

Bill de Blasio, Mayor

CITY PLANNING COMMISSION

Marisa Lago, Chair

23-46 - Minimum Required Side Yards

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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)
When #side yards# total 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'.

(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
(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.

(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:

<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