Zoning Resolution

THE CITY OF NEW YORK
Bill de Blasio, Mayor

CITY PLANNING COMMISSION
Marisa Lago, Chair

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

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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>
<tr>
<td>1</td>
<td>8*</td>
<td>0*</td>
<td>R3A R4-1 R4B R5B R5D</td>
</tr>
</tbody>
</table>

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

(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
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)

Open area at least 8’ wide required between residential buildings

<table>
<thead>
<tr>
<th>8’</th>
<th>8’</th>
<th>2’</th>
<th>6’</th>
</tr>
</thead>
</table>

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
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)
Figure C

(23-461c4)