Zoning Resolution

THE CITY OF NEW YORK
Bill de Blasio, Mayor

CITY PLANNING COMMISSION
Marisa Lago, Chair

23-532 - Required rear yard equivalents

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In all districts, except for Quality Housing buildings in R6 through R10 Districts, the provisions for which are set forth in Section 23-533 (Required rear yard equivalents for Quality Housing buildings), on any through lot that is 110 feet or more in maximum depth from street to street, one of the following rear yard equivalents shall be provided:

(a) an open area with a minimum depth of 60 feet, midway (or within five feet of being midway) between the two street lines upon which such through lot fronts;

(b) two open areas, each adjoining and extending along the full length of a street line and each with a minimum depth of 30 feet measured from such street line, except the depth of such required open area along one street line may be decreased, provided that:
   (1) a corresponding increase in the depth of the open area along the other street line is made; and
   (2) any required front yards or front setback areas are maintained; or

(c) an open area adjoining and extending along the full length of each side lot line with a minimum width of 30 feet measured from each such side lot line.

However, in lower density growth management areas and in R5D Districts, on any through lot at least 180 feet in maximum depth from street to street, a rear yard equivalent shall be provided only as set forth in paragraph (a) of this Section.

Any such rear yard equivalent shall be unobstructed from its lowest level to the sky, except as provided in Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents).