Zoning Resolution

THE CITY OF NEW YORK
Bill de Blasio, Mayor

CITY PLANNING COMMISSION
Marisa Lago, Chair

23-891 - In R1 through R5 Districts

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In the districts indicated, except R4B and R5B Districts, the provisions of this Section shall apply to all zoning lots with two or more buildings or building segments containing residences. All such buildings or building segments shall provide open areas in accordance with this Section. Only those obstructions set forth in Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) shall be allowed, except that parking spaces, whether enclosed or unenclosed, and driveways, shall not be permitted within such open areas.

(a) An open area shall be provided adjacent to the rear wall of each such building or building segment. For the purposes of this Section, the “rear wall” shall be the wall opposite the wall of each building or building segment that faces a street or private road. The width of such open area shall be equal to the width of each building or building segment, and the depth of such open area shall be at least 30 feet when measured perpendicular to each rear wall. No such open areas shall serve more than one building or building segment.

(b) For buildings or building segments that front upon two or more streets or private roads, and for buildings or building segments that do not face a street or private road, one wall of such building or building segment shall be designated the rear wall, and the open area provisions of this Section applied adjacent to such wall. However, for not more than one building or building segment located at the corner of intersecting streets or private roads, the depth of such required open area may be reduced to 20 feet.