



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# 107-46 - Yard and Court Regulations

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## 107-46 - Yard and Court Regulations

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LAST AMENDED  
6/29/1989

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### 107-461 - Front yards

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LAST AMENDED  
2/2/2011

In all #Residence Districts#, the #front yard# requirements of the underlying districts shall apply, except that in R2 Districts without a letter suffix, R3-1, R3-2, R4 Districts without a letter suffix and R5 Districts without a letter suffix, #front yards# shall be at least 18 feet in depth. On #corner lots#, one #front yard# may have a lesser depth as permitted by the underlying district regulations.

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### 107-462 - Side yards

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LAST AMENDED  
11/15/2006

In all districts, except R1 Districts, for all #single-# or #two-family# #detached# and #semi-detached# #residences#, the #side yards# shall relate to the height of the #building# as set forth in the following table, except that in R1, R2, R3, R4A and R4-1 Districts, on a #corner lot#, one #side yard# shall be at least 20 feet in width:

#### REQUIRED SIDE YARDS

| District | Type of —<br>#Residence# | Height (in<br>#stories#) | Number<br>of #Side<br>Yards#<br>Required | Required<br>Total<br>Width | Required<br>Minimum<br>Width of<br>any #Side<br>Yard# |
|----------|--------------------------|--------------------------|--|----------------------------|---|
| R2 R3-1  | #detached#               | 1-2                      | 2  | 15                         | 5   |
| R3-2     | #detached#               | 3-4                      | 2  | 20                         | 5   |
|          | #semi-detached#          | 1-2                      | 1  | 9                          | 9   |
|          | #semi-detached#          | 3-4                      | 1  | 15                         | 15  |
| R3A R4A  | #detached#               | 1-4                      | 2  | 15                         | 5   |
| R3X*     | #detached#               | 1-2                      | 2  | 15                         | 5   |
|          | #detached#               | 3                        | 2  | 20                         | 8   |
|          | #detached#               | 4                        | 2  | 25                         | 10  |

|      |                 |     |   |    |   |
|------|-----------------|-----|---|----|---|
| R4-1 | #detached#      | 1-4 | 2 | 15 | 5 |
|      | #semi-detached# | 1-4 | 1 | 9  | 9 |

\* In Area LL, as shown on the District Plan (Map 4 in Appendix A) of this Chapter, two #side yards# with a total width of at least 16 feet shall be required for all #residences#, and each #side yard# shall have a minimum width of eight feet. However, the minimum #side yard# widths set forth in this table shall apply to any #development# on a #zoning lot# having an area of at least 1.5 acres for which applications for certifications pursuant to Sections [107-08](#) (Future Subdivision) and [107-121](#) (Public schools) have been filed prior to March 1, 2003

In R1 Districts, the #side yard# regulations of Section [23-46](#) shall apply.

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### **107-463 - Side yard regulations for other residential buildings**

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LAST AMENDED  
2/2/2011

For all #residential buildings# other than #single-# or #two-family# #detached# or #semi-detached# #residences#, the provisions of Section [23-462](#) (Side yards for all other residential buildings) shall apply, except that no #side yard# shall have a width less than 10 feet.

Furthermore, for #attached# #residences# that #abut# an #attached# #building# on a separate #zoning lot# on one side and are bounded by open area on the other side, one #side yard# with a minimum width of nine feet shall be required for such one or two #story# #residences#, and one #side yard# with a minimum width of 15 feet shall be required for such three or four #story# #residences#.

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### **107-464 - Side yards for permitted non-residential use**

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LAST AMENDED  
2/2/2011

For #community facility buildings# or other #buildings# used for permitted non-#residential uses# in #Residence Districts#, the provisions of Section [24-35](#) (Minimum Required Side Yards) shall apply to such #community facility buildings# or the provisions of Section [23-464](#) (Side yards for buildings used for permitted non-residential uses) shall apply to such other non-#residential buildings#, except that no #side yard# shall have a width less than 10 feet and, in the case of #buildings# more than three #stories# in height, the required total width of both #side yards# shall not be less than 25 feet.

Where greater widths of #side yards# are required by the provisions of Sections [23-464](#) or [24-35](#) than by the provisions of this Section, such requirement of greater width shall apply.

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### **107-465 - Modifications of special yard regulations for certain zoning lots**

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LAST AMENDED  
8/12/2004

On application, the City Planning Commission may, by certification, modify the underlying #rear yard# regulations and thereby allow #single-# or #two-family residences# to be built on the #side# or #rear lot line#, provided the following conditions are satisfied:

- (a) When a #building# is located on the #side lot line#, the entire required #side yard# equivalent shall be provided along the

other #side lot line# of the same #zoning lot#. On the adjacent #zoning lot# there shall be a #side yard# of at least 10 feet, #abutting# the #building# wall which is located on the #side lot line#.

- (b) When a #single-# or #two-family residence# is located on the #rear lot line#, the #zoning lots# #abutting# the entire #rear lot line# shall provide a #rear yard# of at least 40 feet. If the #building# on either #zoning lot# has a height greater than two #stories#, then such #building# shall have a 10-foot rear setback above the height of the second #story#.
- (c) When #single-# or #two-family residences# share a party wall along the #rear lot line#, if at any level either #building# is set back from the #rear lot line#, each #building# shall have a setback at the same height and such rear setback shall be at least 20 feet in depth.

The Commission shall also find that:

- (1) such modifications of #side# or #rear yards# or equivalents blend harmoniously with the entire development;
- (2) there is no adverse effect with regard to adequate light and air to the #residences#;
- (3) such modification results in the maximum preservation of trees;
- (4) there is an agreement which provides access for maintenance of the #building# wall located on the #lot line#; and
- (5) a condition to the grant of any certification shall be that the requirements of Section [107-92](#) (Recordation) have been satisfied.

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## **107-466 - Court regulations**

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LAST AMENDED  
2/2/2011

For any #building# containing #residences# not more than one #story# in height, the area of an #inner court# shall not be less than 225 square feet and the minimum dimension of such #inner court# shall not be less than 15 feet.

For any #building# containing #residences# more than one #story# in height, the area of an #inner court# shall not be less than 400 square feet and the minimum dimension of such #inner court# shall not be less than 20 feet.

No court regulations shall apply to #single-# and #two-family# #detached# #residences#.

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## **107-467 - Modifications of yard and court regulations**

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LAST AMENDED  
2/2/2011

The #yard# and #court# regulations as set forth in Section [107-46](#) may be modified by authorization of the City Planning Commission in accordance with the provisions of Section [107-62](#) (Yard, Court and Parking Regulations).