



NYC Buildings Department
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Robert D. LiMandri, Commissioner



BUILDINGS BULLETIN 2009-003

Zoning

Supersedes: None

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Purpose: This document clarifies whether or not open area requirements applicable for multiple residential buildings developed on a single zoning lot in all R1 through R5 districts may be reduced if the subject zoning lot is a shallow interior lot.

Related Code Section(s): ZR 23-89 (open area requirements),
ZR 23-52 (rear yards; special provisions for shallow interior lots)

Subject(s): Zoning, open area requirements
Zoning, rear yards, shallow interior lots

The provisions of ZR 23-89, applicable to all zoning lots developed with two or more residential buildings or building segments in all R1 through R5 districts, state, in pertinent part, “. . . that an open area shall be provided adjacent to the rear wall of such building or building segments . . . and the depth of such open area shall be at least 30 feet when measured perpendicular to each rear wall”

The provisions of ZR 23-52 allow for the reduction of a required 30 foot rear yard for residential developments on shallow interior lots.

However, any 30'-0” open area as required by ZR 23-89 shall not be reduced pursuant to ZR 23-52, which provide for the reduction of a required rear yard only.