

YARDS TEXT AMENDMENTS

Matter in underline is new, to be added;

Matter in ~~strikeout~~ is to be deleted;

Matter with # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution

* * *

Article II

Chapter 3

Bulk Regulations for Residential Buildings in Residence Districts

* * *

23-00

APPLICABILITY AND GENERAL PURPOSES

* * *

23-012

Lower density growth management areas

For areas designated as #lower density growth management areas# pursuant to Section 12-10 (DEFINITIONS), the underlying district regulations shall apply to all #residential developments# or #enlargements#. Such regulations are superceded or supplemented as set forth in the following Sections:

Section 11-44	(Authorizations or Permits in Lower Density Growth Management Areas)
Section 12-10	(DEFINITIONS - Floor area; Lower density growth management area and Private road)
Section 23-141	(Open space and floor area regulations in R1, R2, R3, R4 or R5 Districts)
Section 23-32	(Minimum Lot Area or Lot Width for Residences)
Section 23-44	(Permitted Obstructions in Required Yards or Rear Yard Equivalents)
Section 23-461	(Side yards for single- or two-family residences)
Section 23-462	(Side yards for all other residential buildings)
Section 23-533	(Required rear yard equivalents)
Section 23-541	(Within one hundred feet of corners)
Section 23-542	(Along short dimension of block)

- Section 23-631 (Height and setback in R1, R2, R3, R4 and R5 Districts)
- Section 23-711 (Standard minimum distance between buildings)
- Section ~~23-88~~ 23-881 (Minimum Distance Between Lot Lines and Building Walls in Lower Density Growth Management Areas)

* * *

**23-141
Open space and floor area regulations in R1, R2, R3, R4 or R5 Districts**

* * *

- (3) In ~~R3-2, R3, R4 and R5 Districts, except R4A, R4B, R4-1, R5A, R5B and R5D Districts,~~ the permitted #floor area# of a #single-# or #two-family detached# or #semi-detached residence developed# after June 30, 1989, may be increased by ~~400~~ 300 square feet if at least one enclosed #accessory# off-street parking space is provided in a garage located in the #side lot ribbon# pursuant to paragraph (e) of Sections 23-12 (Permitted Obstructions in Open Space), 23-441 (Location of garages in side yards of corner lots) or 23-442 (Location of garages in side yards of other zoning lots).

* * *

**23-44
Permitted Obstructions in Required Yards or Rear Yard Equivalents**

In all #Residence Districts#, the following shall not be considered obstructions when located within a required #yard# or #rear yard equivalent#:

- (a) In any #yard# or #rear yard equivalent#:

* * *

Fences, not exceeding four feet in height in any #front yard#, except that for #corner lots#, a fence may be up to six feet in height within that portion of the #front yard# that is not between the #street wall# of the #building# and the #street line#;

* * *

Parking spaces, off-street, open, within a #front yard# that are #accessory# to a #residential building# where:

- (1) in R2X, R3, R4 and R5 Districts, no more than two parking spaces are required, provided such spaces are located in a permitted #side lot ribbon#;
- (2) in R3, R4 and R5 Districts, more than two parking spaces are required, provided such spaces meet all the requirements of paragraph (b) of Section 25-621 (Location of parking spaces in certain districts) and the screening requirements of Section 25-66.

However, no such parking spaces shall be permitted in any #front yard# within a R1, R2, R4B, R5B or R5D District, and no such required spaces shall be permitted in any #front yard# within any R1, R2, R3, R4A or R4-1 District within a #lower density growth management area#.

* * *

Ramps for access by the handicapped;

Steps, provided that such steps access only the lowest #story# of a #building# fronting on a #street#, which may include a #story# located directly above a #basement# and ramps for access by the handicapped;

* * *

Walls, not exceeding eight feet in height and not roofed or part of a #building#, and not exceeding four feet in height in any #front yard#, except that for #corner lots#, a wall may be up to six feet in height within that portion of the #front yard# that is not between the #street wall# of the #building# and the #street line#;

* * *

23-451
Planting Requirement

R1 R2 R3 R4 R5

In the districts indicated, a minimum percentage of the area of the #front yard# shall be planted which shall vary by #street# frontage of the #zoning lot# as set forth in the following table. For the purposes of this Section, the #front yard# shall include the entire area between the #street wall# of the #building# and its prolongation and the #street line#. Planted areas shall be comprised of any combination of grass, groundcover, shrubs, trees or other living plant material. For #through lots# or #corner lots#, the planting requirement of this Section shall be applied separately to each #street# frontage. For #zoning lots# with multiple #building segments#, the planting requirement of this Section shall be applied separately to the entire area between the #street wall# of each #building segment# and the #street line#.

<u>#Street# frontage of #zoning lot#, or #street wall# width of #building segment#, as applicable</u>	<u>Minimum percentage of #lot area# of #front yard# to be planted</u>
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<u>Less than 20 feet</u>	<u>20</u>
<u>20 to 34 feet</u>	<u>25</u>
<u>35 to 59 feet</u>	<u>30</u>
<u>60 feet or greater</u>	<u>50</u>

* * *

**23-46
Minimum Required Side Yards**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, #side yards# shall be provided on any #zoning lot# as specified in this Section, except as otherwise provided in the following Sections:

- Section 23-48 (Special Provisions for Existing Narrow Zoning Lots)
- Section 23-49 (Special Provisions for Party or Side Lot Line Walls)
- Section 23-50 (EXCEPTIONS FOR SUBDIVISION OF ZONING LOTS AFTER DEVELOPMENT)
- Section 23-51 (Special Provisions Applying ~~along District Boundaries~~ Adjacent to Low Density Districts)

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

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

- (a) In all districts, as indicated, for #single-family detached residences# or, where permitted, for #two-family detached residences#, #side yards# shall be provided as set forth in the table in this paragraph, except that on #corner lots# in #~~lower density growth management areas~~#, and on #corner lots# in R2A R1, R2, R3, R4 and R5 Districts, one #side yard# shall be at least 20 feet in width:

MINIMUM REQUIRED SIDE YARDS

Number Required	Required Total Width (in feet)	Required Minimum Width of any #Side Yard# (in feet)	District
2	35	15	R1-1

2	20	8	R1-2
2	13	5	R2 R2A R3-1 R3-2 R4-R10
2	10*	2*	R2X R3X R4A R5A
1	8*	0*	R3A R4-1 R4B R5B R5D

* An open area with a minimum width of eight feet, parallel to the #side lot line#, is required along a common #side lot line# between a new #development#, #enlargement# or alteration and a #residential building# on an adjacent #zoning lot#, except that the total width of #side yards# on a #zoning lot# need not exceed 13 feet, with ~~both~~ one #side yards# at least five feet wide.

However, where an adjacent #zoning lot# has an existing #detached residence# with #side yards# totaling at least 13 feet in width with one #side yard# at least five feet wide, or an existing #semi-detached residence# with a #side yard# at least eight feet wide, the open area between a new #development#, #enlargement# or alteration and such #residential building# on an adjacent #zoning lot# shall have a minimum width of ten feet ~~except that the total width of #side yards# on a #zoning lot# need not exceed 13 feet, with both #side yards# at least five feet wide.~~

Only chimneys, eaves, gutters, downspouts, ~~open #accessory# off-street parking spaces~~, steps, and ramps for access by the handicapped shall be permitted obstructions in such open area and such obstructions may not reduce the minimum width of the open area by more than three feet. Open #accessory# off-street parking spaces shall be permitted in such open area.

R3-1 R3-2 R4 R4-1 R4B R5

(b) In the districts indicated, for #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# ~~in #lower density growth management areas#~~, one #side yard# shall be at least 20 feet in width:

MINIMUM REQUIRED SIDE YARD

Feet	District
8	R3-1 R3-2 R4 R5
4*	R4-1 R4B R5B R5D

* An open area with a minimum width of eight feet, parallel to the #side lot line#, is required along a common #side lot line# between a new #development#,

#enlargement# or alteration and a #residential building# on an adjacent #zoning lot#.

However, where an adjacent #zoning lot# has an existing #detached residence# with #side yards# totaling at least 13 feet in width with one #side yard# at least five feet wide, or an existing #semi-detached residence# with a #side yard# at least eight feet wide, the open area between a new #development#, #enlargement# or alteration and such #residential building# on an adjacent #zoning lot# shall have a minimum width of ten feet.

Only chimneys, eaves, gutters, downspouts, ~~open #accessory# off-street parking spaces~~, steps, and ramps for access by the handicapped shall be permitted obstructions in such open area and such obstructions may not reduce the minimum width of the open area by more than three feet. Open #accessory# off-street parking spaces shall be permitted in such open area.

* * *

23-47 Minimum Required Rear Yards

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, ~~one a~~ a #rear yard# with a depth of not less than 30 feet shall be provided at every #rear lot line# on any #zoning lot# except a #corner lot# and except as otherwise provided in Sections 23-52 (Special Provisions for Shallow Interior Lots), 23-53 (Special Provisions for Through Lots), or 23-54 (Other Special Provisions for Rear Yards). #Rear yards# shall also be provided along portions of #side lot lines# as set forth in Section 23-471 (Beyond one hundred feet of a street line).

23-471 Beyond one hundred feet of a street line

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, for #corner lots#, and for #zoning lots# that are bounded by two or more #streets# that are neither #corner lots# or #through lots#, the portion of a #side lot line# beyond 100 feet of the #street line# that it intersects shall be considered a #rear lot line# and the following rules shall apply along such #rear lot line#:

- (a) In all districts, a #rear yard# with a minimum depth of 30 feet shall be provided where such #rear lot line# coincides with a #rear lot line# of an adjoining #zoning lot# (see illustration 1);
- (b) In R1 through R5 Districts, a #rear yard# with a minimum depth of eight feet shall be provided where such #rear lot line# coincides with a #side lot line# of an adjoining #zoning lot# (see illustration 2);

(c) In R6 through R10 Districts, no #rear yard# shall be required where such #rear lot line# coincides with a #side lot line# of an adjoining #zoning lot#.

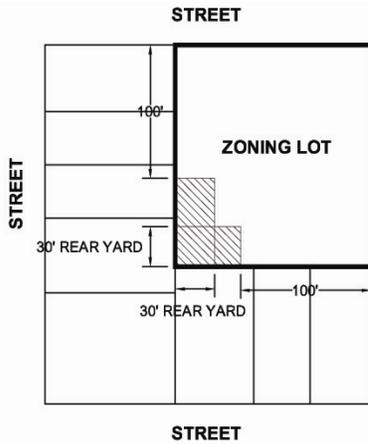


ILLUSTRATION 1
(Corner lot example)

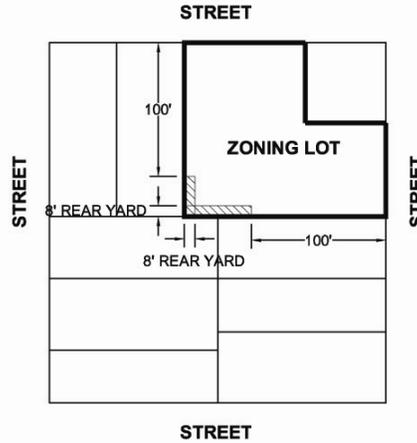


ILLUSTRATION 2
(Zoning lot bounded by two or more streets and is neither a corner lot nor through lot example)

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23-51

Special Provisions Applying adjacent to R1 through R6B Districts along District Boundaries

R6 R7 R8 R9 R10

In the districts indicated, the provisions of this Section shall apply to those portions of #developments# or #enlargements# on #zoning lots# located wholly or partially within an R6, R7, R8 R9 or R10 District that are adjacent to and within 25 feet of a #zoning lot# located wholly or partially within an R1, R2, R3, R4, R5 or R6B District.

Such portions of #development# or #enlargement# shall:

- (a) not exceed a height of 35 feet where such adjoining district is an R1, R2, R3, R4, or R5 District, and
- (b) shall comply with the height and setback regulations of an R6B district where such adjoining district is an R6B District.

Furthermore, except where such adjacent lot is wholly or partially within an R6B District, a #side yard# at least eight feet wide shall be provided along the entire length of the common #side lot line#. Such #side yard# may be used for #accessory# parking.

if the boundary of an adjoining R1, R2, R3, R4 or R5 Districts coincides with a #side lot line# of a #zoning lot#, a #side yard# at least eight feet wide shall be provided along such boundary within the districts indicated. In addition, portions of #buildings developed# or #enlarged# in R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, R10A or R10X Districts, or portions of #residential buildings developed#, or #enlarged# where permitted, pursuant to the Quality Housing Program in other R6, R7, R8, R9 or R10 Districts, shall comply with the requirements for R6B Districts in Section 23-633 (Street wall location and height and setback regulations in certain districts) when such portions are located within 25 feet of the boundary of an R1, R2, R3, R4, R5 or R6B District.

* * *

23-531

Excepted districts

~~R1 R2 R3~~

In the districts indicated, no #rear yard# regulations shall apply to any #through lots#, except as otherwise provided in Section 23-543 (For portions of through lots).

23-532

Excepted through lots

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

- (a) In ~~the~~ all districts, as indicated, no #rear yard# regulations shall apply to any #through lots# that extend less than 110 feet in maximum depth from #street# to #street#.

* * *

23-533

Required rear yard equivalents

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In ~~the~~ all districts, as indicated, ~~and in R1, R2 and R3 Districts within #lower density growth management areas#,~~ 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, ~~linking adjoining #rear yards# or, if no such #rear yards# exist, 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; ~~or~~
- (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 ~~that in R6, R7, R8, R9 or R10 Districts,~~ the depth of such required open area along one #street line# may be decreased, provided that:

- (1) a corresponding increase ~~of~~ 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#.

* * *

23-54 Other Special Provisions for Rear Yards

* * *

23-541 Within one hundred feet of corners

~~R1 R2 R3 R4 R5~~ R6 R7 R8 R9 R10

In ~~all the~~ districts, as indicated, ~~except within #lower density growth management areas# and R2A, R5A and R5D Districts,~~ no #rear yard# shall be required within 100 feet of the point of intersection of two #street lines# intersecting at an angle of 135 degrees or less.

23-542 Along short dimension of block

~~R1 R2 R3 R4 R5~~ R6 R7 R8 R9 R10

In ~~all the~~ districts, as indicated, ~~except within #lower density growth management areas# and R2A, R5A and R5D Districts,~~ whenever a #front lot line# of a #zoning lot# coincides with all or part of a #street line# measuring less than 230 feet in length between two intersecting #streets#, no #rear yard# shall be required within 100 feet of such #front lot line#.

23-543 For portions of through lots For zoning lots with multiple rear lot lines

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In ~~all~~ districts, as indicated, along any #rear lot line# of a portion of a #through lot# which coincides with a #rear lot line# of an adjoining #zoning lot#, a #rear yard# shall be required as if such portion were an #interior lot#.

In all districts, as indicated, for #zoning lots# with multiple #rear lot lines#, if a #rear yard# extends from a #rear lot line# away from the #street line# which is used to determine such #rear lot line#, the following rules shall apply along such #rear lot line#:

- (a) In all districts, a #rear yard# with a minimum depth of 30 feet shall be provided where such #rear lot line# coincides with a #rear lot line# of an adjoining #zoning lot# (see illustrations 1 and 2);
- (b) In R1 through R5 Districts, a #rear yard# with a minimum depth of eight feet shall be provided where such #rear lot line# coincides with a #side lot line# of an adjoining #zoning lot# (see illustration 3);
- (c) In R6 through R10 Districts, no #rear yard# shall be required where such #rear lot line# coincides with a #side lot line# of an adjoining #zoning lot#.

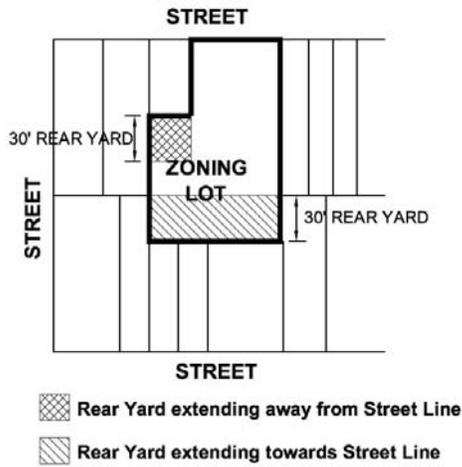


ILLUSTRATION 1



ILLUSTRATION 2

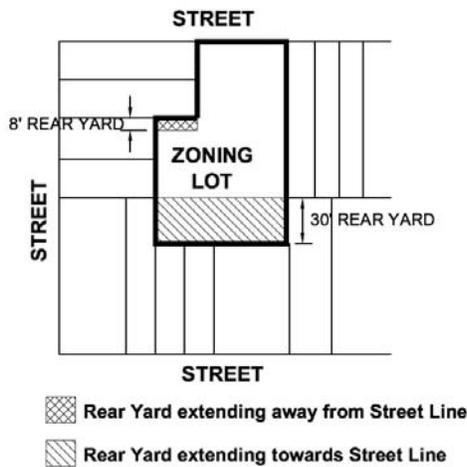


ILLUSTRATION 3

* * *

23-56
Modifications of Rear Yard Regulations

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, the regulations set forth in Section 23-543 (For zoning lots with multiple rear lot lines) may be modified in accordance with the provisions of Section 73-69 (Rear Yard Modifications).

* * *

23-711
Standard minimum distance between buildings

* * *

(f) in R1, R2, R3, R4A and R4-1 Districts within #lower density growth management areas#, the provisions of this paragraph, (f), shall apply to any #zoning lot# with two or more #buildings# where at least 75 percent of the #floor area# of one #building# is located ~~wholly~~ beyond 50 feet of a #street line# and the #private road# provisions do not apply. For the purposes of this paragraph, any #residential building# with no #residential building# located between it and the #street line# so that lines drawn perpendicular to the #street line# do not intersect any other #residential building# shall be considered a “front building,” and any #residential building# ~~located wholly~~ located beyond the #rear wall line#, or prolongation thereof, of a “front building” shall be considered a “rear building”. The minimum distances set forth in the table in this Section shall apply, except that a minimum distance of 45 feet shall be provided between any such front and rear #buildings#.

* * *

23-80
COURT REGULATIONS, MINIMUM DISTANCE BETWEEN WINDOWS AND WALLS OR LOT LINES AND OPEN AREA REQUIREMENTS

* * *

23-88
Minimum Distance between Lot Lines and Building Walls

23-88 23-881
Minimum distance between lot lines and building walls in lower density growth management areas

(a) ~~On #corner lots# in #lower density growth management areas#, for #zoning lots# with multiple #buildings# or #building segments#, an open area at least 30 feet in depth shall be provided between the #side lot line# and the #rear wall line# of any~~

~~#building# or #building segment# that does not front upon two #streets# in its entirety.~~

- (b) In R1, R2, R3, R4A and R4-1 Districts within #lower density growth management areas#, the provisions of this ~~paragraph, (b),~~ Section shall apply to any #zoning lot# with two or more #buildings#, where at least 75 percent of the #floor area# of one #building# is located ~~wholly~~ beyond 50 feet of a #street line# and the #private road# provisions do not apply. For the purposes of this ~~paragraph~~ Section, any #residential building# with no #residential building# located between it and the #street line# so that lines drawn perpendicular to the #street line# do not intersect any other #residential building# shall be considered a “front building,” and any #residential building# ~~located wholly~~ with at least 75 percent or more of its #floor area# located beyond the #rear wall line#, or prolongation thereof, of a “front building” shall be considered a “rear building”. An open area with a minimum width of 15 feet shall be provided between any such rear building and the #side lot line# of an adjoining #zoning lot#, and an open area with a minimum width of 30 feet shall be provided between any such rear building and the #rear lot line# of an adjoining #zoning lot#. The permitted obstruction provisions of Section 23-44 for #side yards# shall apply where such open areas adjoin a #side lot line#, and the permitted obstruction provisions of Section 23-44 for #rear yards# shall apply where such open areas adjoin a #rear lot line#.

23-882

Minimum distance between lot lines and building walls in R1 through R5 Districts

R1 R2 R3 R4 R5

In the districts indicated, for #corner lots# with multiple #buildings# or #building segments#, an open area at least 30 feet in depth shall be provided between the #side lot line# and the #rear wall line# of any #building# or #building segment# that does not front upon two #streets# in its entirety.

23-89

Open Area Requirements for Residences in ~~Lower Density Growth Management Areas in the Borough of Staten Island~~ R1 through R5 Districts

R1 R2 R3 R4 R5

In ~~#lower density growth management areas# in the Borough of Staten Island~~ the districts indicated, the provisions of this Section shall apply to all #zoning lots# ~~in #Residence Districts#~~ with two or more #residential buildings# or #building segments#. All such #residential buildings# or #building segments# shall provide open areas as set forth below:

- (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#. Only those obstructions set forth in paragraph (b) of Section 23-44 shall be allowed, except that parking spaces, whether enclosed or unenclosed, and driveways shall not be permitted within such open areas.

- (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.

* * *

Article II

Chapter 4

Bulk Regulations for Community Facility Buildings in Residence Districts

* * *

24-36

Minimum Required Rear Yards

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, ~~one a~~ #rear yard# with a depth of not less than 30 feet shall be provided at every #rear lot line# on any #zoning lot# except a #corner lot# and except as otherwise provided in Sections 24-37 (Special Provisions for Shallow Interior Lots), 24-38 (Special Provisions for Through Lots) or 24-39 (Other Special Provisions for Rear Yards). #Rear yards# shall also be provided along portions of #side lot lines# as set forth in Sections 24-361 (Beyond one hundred feet of a street line)

24-361

Beyond one hundred feet of a street line

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, for #corner lots#, and for #zoning lots# that are bounded by two or more #streets# that are neither #corner lots# or #through lots#, the portion of a #side lot line# beyond 100 feet of the #street line# that it intersects shall be considered a #rear lot line# and the following rules shall apply along such #rear lot line#:

- (a) In all districts, a #rear yard# with a minimum depth of 30 feet shall be provided where such #rear lot line# coincides with a #rear lot line# of an adjoining #zoning lot# (see illustration 1);
- (b) In R1 through R5 Districts, a #rear yard# with a minimum depth of eight feet shall be provided where such #rear lot line# coincides with a #side lot line# of an adjoining #zoning lot# (see illustration 2);

- (c) In R6 through R10 Districts, no #rear yard# shall be required where such #rear lot line# coincides with a #side lot line# of an adjoining #zoning lot#.

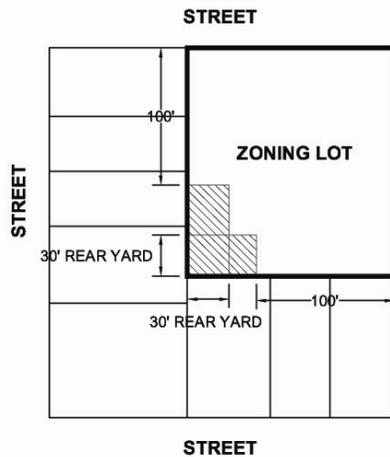


ILLUSTRATION 1
(Corner lot example)

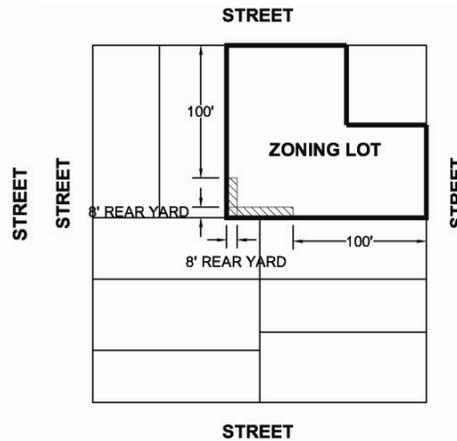


ILLUSTRATION 2
(Zoning lot bounded by two or more streets and is neither a corner lot nor through lot example)

* * *

24-382

Required rear yard equivalents

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, on any #through lot# 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 ~~linking adjoining #rear yards# or, if no such #rear yards# exist, 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; ~~or~~
- (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 ~~that in R6, R7, R8, R9 or R10 Districts,~~ the depth of such required open area along one #street line# may be decreased provided that:
 - (1) a corresponding increase ~~of~~ in the depth of the open area along the other #street line# is made; and
 - (2) any required 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#.

24-391

Within one hundred feet of corners

~~R1 R2 R3 R4 R5 R6 R7 R8 R9 R10~~

In ~~all the~~ districts, as indicated, ~~except R5D Districts for~~ ~~#buildings# containing #residences#~~, no ~~#rear yard#~~ shall be required within 100 feet of the point of intersection of two ~~#street lines#~~ intersecting at an angle of 135 degrees or less.

24-392

Along short dimension of block

~~R1 R2 R3 R4 R5 R6 R7 R8 R9 R10~~

In ~~all the~~ districts, as indicated, ~~except R5D Districts for~~ ~~#buildings# containing #residences#~~, whenever a ~~#front lot line#~~ of a ~~#zoning lot#~~ coincides with all or part of a ~~#street line#~~ measuring less than 220 feet in length between two intersecting ~~#streets#~~, no ~~#rear yard#~~ shall be required within 100 feet of such ~~#front lot line#~~.

24-393

For portions of through lots

For zoning lots with multiple rear lot lines

~~R1 R2 R3 R4 R5 R6 R7 R8 R9 R10~~

~~In all districts, as indicated, along any #rear lot line# of a portion of a #through lot# which coincides with a #rear lot line# of an adjoining #zoning lot#, a #rear yard# shall be required as if such portion were an #interior lot#.~~

In all districts, as indicated, for #zoning lots# with multiple #rear lot lines#, if a #rear yard# extends from a #rear lot line# away from the #street line# which is used to determine such #rear lot line#, the following rules shall apply along such #rear lot line#:

- (a) In all districts, a #rear yard# with a minimum depth of 30 feet shall be provided where such #rear lot line# coincides with a #rear lot line# of an adjoining #zoning lot# (see illustrations 1 and 2);
- (b) In R1 through R5 Districts, a #rear yard# with a minimum depth of eight feet shall be provided where such #rear lot line# coincides with a #side lot line# of an adjoining #zoning lot# (see illustration 3);
- (c) In R6 through R10 Districts, no #rear yard# shall be required where such #rear lot line# coincides with a #side lot line# of an adjoining #zoning lot#.

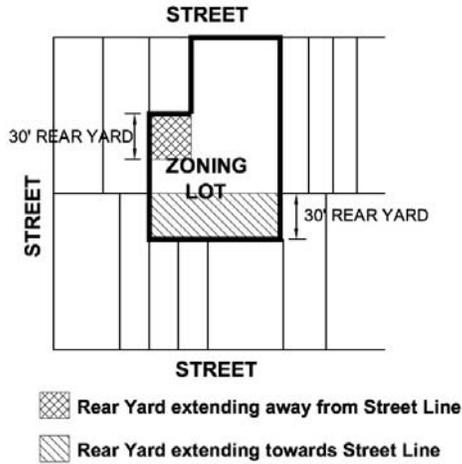


ILLUSTRATION 1

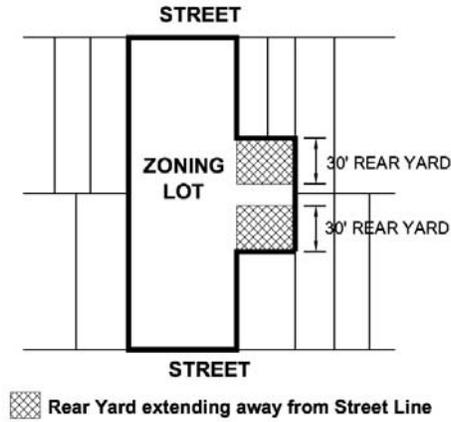


ILLUSTRATION 2

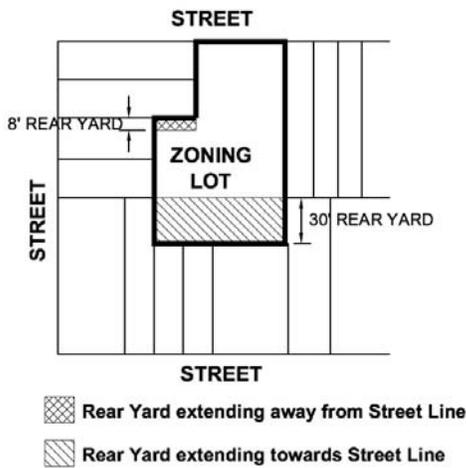


ILLUSTRATION 3

* * *

24-41
Modifications of Rear Yard Regulations

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, the regulations set forth in Section 24-393 (For zoning lots with multiple rear lot lines) may be modified in accordance with the provisions of Section 73-69 (Rear Yard Modifications).

* * *

Article II
Chapter 5

Accessory Off-Street Parking and Loading Regulations

* * *

25-621

Location of parking spaces in certain districts

All #accessory# off-street parking spaces shall be located in accordance with the provisions of this Section, except that in R1, R2, R3, R4A and R4-1 Districts within #lower density growth management areas#, the provisions of Section 25-622 shall apply. In addition, all such parking spaces shall be subject to the curb cut requirements of Section 25-63 (Location of Access to the Street).

- (a) For #zoning lots# with #residential buildings# where no more than two #accessory# parking spaces are required:

* * *

R1 R2

- (4) In the districts indicated, required #accessory# off-street parking spaces shall be permitted only within a #building#, or in any open area on the #zoning lot# which is not between the #street line# and the #street wall# of the #building# or its prolongation.

* * *

25-631

Location and width of curb cuts in certain districts

All curb cuts shall comply with the provisions of this Section, except that in #lower density growth management areas#, the provisions of Section 25-632 shall apply.

* * *

- (b) For #zoning lots# with #residential buildings# where more than two #accessory# parking spaces are required:

R2X R3 R4 R5

- (1) In the districts indicated, except R4B and R5B Districts, and except as otherwise provided in Section 25-633, curb cuts shall comply with the following provisions:
- (i) #zoning lots# with 35 feet or more of frontage along a #street# shall maintain a minimum distance of 16 feet of uninterrupted curb space along such #street#;
 - (ii) new #residential developments# shall maintain a minimum distance of 16 feet of uninterrupted curb space between all curb cuts on the same or adjoining #zoning lots developed# after June 30, 1989;

- (iii) the maximum width of a curb cut serving a #group parking facility# shall be as set forth in the following table:

Size of Facility (in number of spaces)	Maximum Width of Curb Cuts (in feet)
up to 4	15
5 to 24	22
25 and over	30

- (iv) all driveways shall be located at least 13 feet from any other driveway on the same or adjoining #zoning lots#. However, driveways may be paired with other driveways on the same or adjoining #zoning lots# provided the aggregate width of such paired driveways, including any space between them, does not exceed 20 feet. Curb cuts accessing such paired driveway shall have a minimum width of 15 feet and a maximum width, including splays, of 18 feet.

* * *

25-632

Driveway and curb cut regulations in lower density growth management areas

The provisions of this Section shall apply within all #lower density growth management areas#, except that these provisions shall not apply to any #zoning lot# occupied by only one #single-family detached residence# with at least 60 feet of frontage along one #street# and, for such residences on #corner lots#, with at least 60 feet of frontage along two #streets#.

* * *

~~(g) — The maximum grade of a driveway shall not exceed 11 percent.~~

(h g) For multiple #buildings# on a single #zoning lot#, access to all parking spaces shall be provided entirely on the same #zoning lot#.

* * *

25-634

Maximum driveway grade

R1 R2 R3 R4 R5

In all districts, as indicated, the maximum grade of a driveway shall not exceed 11 percent.

Article II
Chapter 6
Special Urban Design Guidelines - Streetscape
Special Requirements for Developments in R9 and R10 Districts, Developments with Private Roads and Street Tree Planting

26-32
Minimum Distance Between Walls and Lot Lines

* * *

- (b) For the purposes of applying the provisions of Section 23-88 (Minimum Distance Between Lot Lines and Building Walls ~~in Lower Density Growth Management Areas~~), the required curb of the #private road# shall be considered to be a #street line#.

* * *

Article III
Chapter 3
Bulk Regulations for Commercial or Community Facility Buildings in Commercial Districts

* * *

33-26
Minimum Required Rear Yards

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, ~~one a~~ #rear yard# with a depth of not less than 20 feet shall be provided at every #rear lot line# on any #zoning lot# except a #corner lot# and except as otherwise provided in Sections 33-27 (Special Provisions for Shallow Interior Lots), 33-28 (Special Provisions for Through Lots) or 33-30 (OTHER SPECIAL PROVISIONS FOR REAR YARDS). #Rear yards# shall also be provided along portions of #side lot lines# as set forth in Section 33-261 (Beyond one hundred feet of a street line).

33-261
Beyond one hundred feet of a street line

C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, for #corner lots#, and for #zoning lots# that are bounded by two or more #streets# that are neither #corner lots# or #through lots#, the portion of a #side lot line# beyond 100 feet of the #street line# that it intersects shall be considered a #rear lot line# and a #rear yard# with a minimum depth of 20 feet shall be provided where such #rear lot line# coincides with a #rear lot line# of an adjoining #zoning lot#.

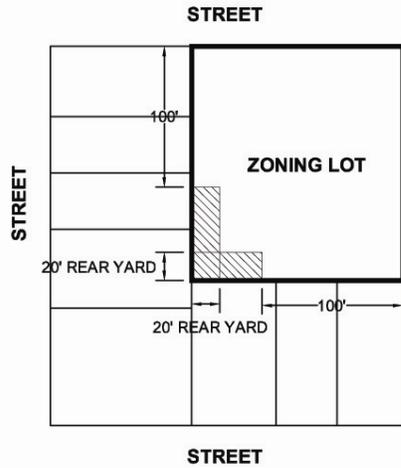


ILLUSTRATION 1
(Corner lot example)

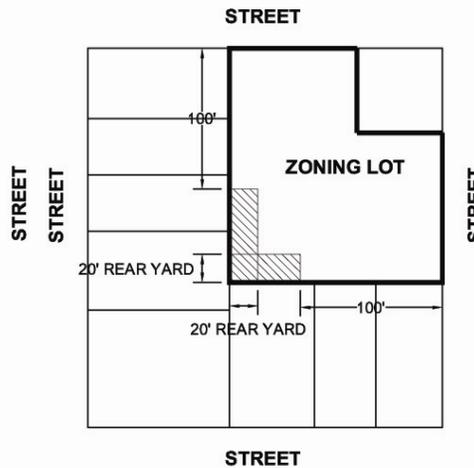


ILLUSTRATION 2
(Zoning lot bounded by
two or more streets and is
neither a corner lot nor
through lot example)

* * *

33-281

Excepted districts

C4-2 C4-3 C4-4 C4-5 C4-6 C4-7 C5 C6 C8-4

In the districts indicated, no #rear yard# regulations shall apply to any #through lot#, except as otherwise provided in Section 33-303 (~~For portions of through lots~~ For zoning lots with multiple rear lot lines).

* * *

33-303

~~For portions of through lots~~

For zoning lots with multiple rear lot lines

C1 C2 C3 C4 C5 C6 C7 C8

~~In all districts, as indicated, along any #rear lot line# of a portion of a #through lot# which coincides with a #rear lot line# of an adjoining #zoning lot#, a #rear yard# shall be required as if such portion were an #interior lot#.~~

In all districts, as indicated, for #zoning lots# with multiple #rear lot lines#, if a #rear yard# extends from a #rear lot line# away from the #street line# which is used to determine such #rear lot line#, the following rules shall apply:

- (a) a #rear yard# with a minimum depth of 20 feet shall be provided where such #rear lot line# coincides with a #rear lot line# of an adjoining #zoning lot# (see illustrations 1 and 2);
- (b) no #rear yard# shall be required where such #rear lot line# coincides with a #side lot line# of an adjoining #zoning lot#.

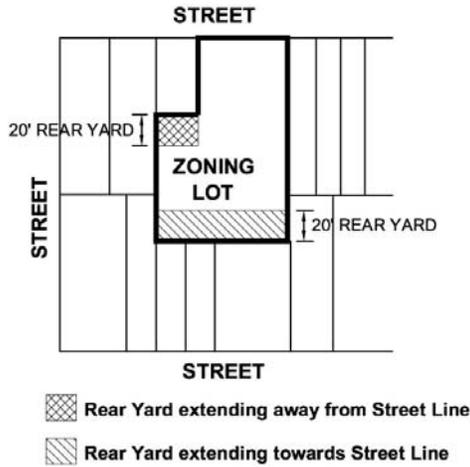


ILLUSTRATION 1

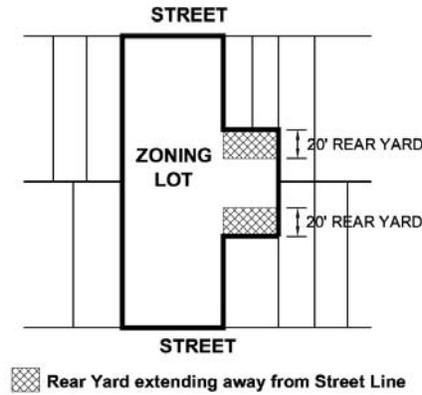


ILLUSTRATION 2

* * *

**33-32
Modifications of Yard Regulations**

C5-5 C6-8 C6-9

- (a) In the districts indicated, ~~in specified situations, the Board of Standards and Appeals may modify~~ the regulations set forth in Sections 33-26 to 33-30, inclusive, relating to #rear yard# regulations, may be modified in accordance with the provisions of Section 73-68 (Height and Setback and Yard Modifications).

C1 C2 C3 C4 C5 C6 C7 C8

- (b) In all districts, the regulations set forth in Section 33-303 (For zoning lots with multiple rear lot lines) may be modified in accordance with the provisions of Section 73-69 (Rear Yard Modifications).

* * *

**Article III
Chapter 5
Bulk Regulations for Mixed Buildings in Commercial Districts**

* * *

**35-52
Modification of Side Yard Requirements**

C1 C2 C3 C4 C5 C6

In the districts indicated, except as otherwise provided in Section 35-54 (Special Provisions Applying ~~along District Boundaries~~ Adjacent to Low Density Districts), no #side yard# shall be required for any #mixed building# although, if any open area extending along a #side lot line# is provided at any level, it shall have a width of not less than eight feet.

However, in C3A Districts, #side yards# shall be provided for any #mixed building# in accordance with the regulations for R3A Districts as set forth in Section 23-461 (Side yards for single- or two-family residences).

* * *

35-54

Special Provisions Applying adjacent to R1 through R6B Districts ~~along District Boundaries~~

~~C1 C2 C3 C4 C5 C6~~

~~In the districts indicated, along such portion of the boundary of a #Commercial District# that coincides with a #side lot line# of a #zoning lot# in an R1, R2, R3, R4 or R5 District, an open area not higher than #curb level# and with a width of at least eight feet is required for a #mixed building# on a #zoning lot# in the #Commercial District#. In addition, if the #residential# portion of a #mixed building# is #developed#, or #enlarged# where permitted, pursuant to the Quality Housing Program, that portion of such #building# located within 25 feet of the boundary of an R1, R2, R3, R4, R5 or R6B Districts shall comply with the requirements for R6B Districts in Section 23-633 (Street wall location and height and setback regulations in certain districts).~~

35-541

Special yard provisions

C1 C2 C3 C4 C5 C6

In the districts indicated, for #developments# or #enlargements# on #zoning lots# adjacent to #zoning lots# in R1, R2, R3, R4 or R5 Districts, a #side yard# at least eight feet wide shall be provided along the entire length of the common #side lot line#. Such #side yard# may be used for #accessory# parking.

35-542

Special height and setback regulations

C1 C2 C3 C4 C5 C6

In the districts indicated, where the #residential# portion of a mixed #building# is #developed# pursuant to R6, R7, R8 R9 or R10 #bulk# regulations, the provisions of this Section shall apply to those portions of such mixed #buildings# located within such

districts that are adjacent to and within 25 feet of a #zoning lot# located within R1, R2, R3, R4, R5 or R6B Districts.

Such portions of #development# or #enlargement# shall:

- (a) not exceed a height of 35 feet where such adjoining district is an R1, R2, R3, R4, or R5 District, and
- (b) shall comply with the height and setback regulations of an R6B district where such adjoining district is an R6B District.

* * *

Article IV
Chapter 3
Bulk Regulations

* * *

43-26
Minimum Required Rear Yards

M1 M2 M3

In all districts, as indicated, ~~one~~ a #rear yard# with a depth of not less than 20 feet shall be provided at every #rear lot line# on any #zoning lot# ~~except a #corner lot# and~~ except as otherwise provided in Sections 43-27 (Special Provisions for Shallow Interior Lots), 43-28 (Special Provisions for Through Lots) or 43-31 (Other Special Provisions for Rear Yards). #Rear yards# shall also be provided along portions of #side lot lines# as set forth in Section 43-261 (Beyond one hundred feet of a street line).

43-261
Beyond one hundred feet of a street line

M1 M2 M3

In all districts, as indicated, for #corner lots#, and for #zoning lots# that are bounded by two or more #streets# that are neither #corner lots# or #through lots#, the portion of a #side lot line# beyond 100 feet of the #street line# that it intersects shall be considered a #rear lot line# and a #rear yard# with a minimum depth of 20 feet shall be provided where such #rear lot line# coincides with a #rear lot line# of an adjoining #zoning lot#.

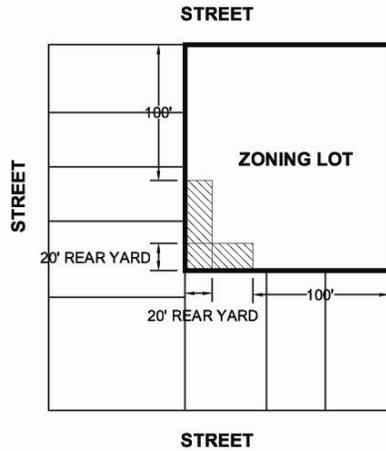


ILLUSTRATION 1
(Corner lot example)

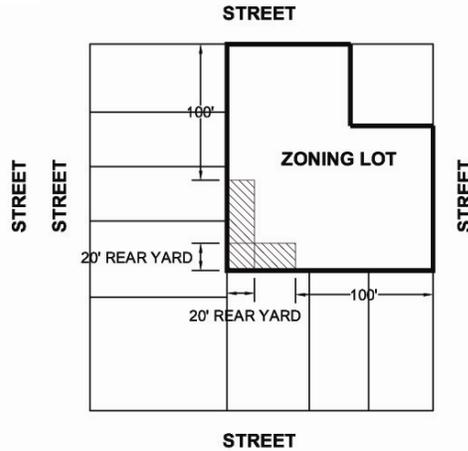


ILLUSTRATION 2
(Zoning lot bounded by two or more streets and is neither a corner lot nor through lot example)

* * *

43-313

For portions of through lots

For zoning lots with multiple rear lot lines

M1 M2 M3

In all districts, as indicated, along any #rear lot line# of a portion of a #through lot# which coincides with a #rear lot line# of an adjoining #zoning lot#, a #rear yard# shall be required as if such portion were an #interior lot#.

In all districts, as indicated, for #zoning lots# with multiple #rear lot lines#, if a #rear yard# extends from a #rear lot line# away from the #street line# which is used to determine such #rear lot line#, the following rules shall apply:

- (a) a #rear yard# with a minimum depth of 20 feet shall be provided where such #rear lot line# coincides with a #rear lot line# of an adjoining #zoning lot# (see illustrations 1 and 2);
- (b) no #rear yard# shall be required where such #rear lot line# coincides with a #side lot line# of an adjoining #zoning lot#.

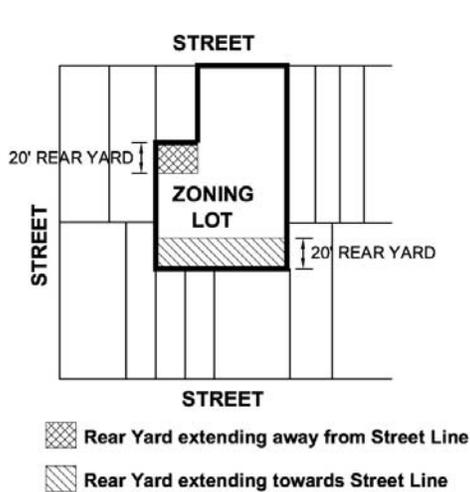


ILLUSTRATION 1

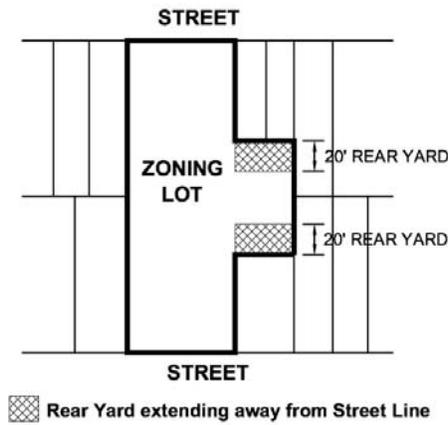


ILLUSTRATION 2

* * *

43-33
Modifications of Rear Yard Regulations

M1 M2 M3

In all districts, as indicated, in the regulations set forth in Section 43-313 (For zoning lots with multiple rear lot lines) may be modified in accordance with the provisions of Section 73-69 (Rear Yard Modifications).

* * *

Article VII
Chapter 3
Special Permits by the Board of Standards and Appeals

* * *

73-60
MODIFICATIONS OF BULK REGULATIONS

* * *

73-69
Rear Yard Modifications

The Board of Standards and Appeals may permit modifications to the #rear yards# required pursuant to Sections 23-543, 24-393, 33-303 or 43-313 (For zoning lots with multiple rear lot lines) for #zoning lots# existing on (the applicable date of the amendment) provided the following findings are made:

- (a) due to the irregular shape of the #zoning lot#, compliance with the #rear yard# regulations would create site planning constraints and adversely effect the layout and development of the site; and
- (b) the requested reduction in #rear yard# depth is the least amount necessary to grant relief.

The Board may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

* * *

**Article XI
Chapter 5
Special Downtown Jamaica District**

* * *

**~~115-225~~
~~Transition area~~**

~~R6 R7 R8 R9 R10~~

~~In the districts indicated, and in #Commercial Districts# where such #Residence District bulk# regulations are applicable, that portion of a #development# or #enlargement# located within 25 feet of an adjacent #zoning lot# in an R1, R2, R3, R4 or R5 District shall not exceed a maximum building height of 35 feet. In addition, an open area not higher than #curb level# shall be provided within eight feet of such adjacent #zoning lot#. Such open area may be used for #accessory# parking.~~

* * *