



## **Zoning Resolution**

**THE CITY OF NEW YORK**  
**Zohran K. Mamdani, Mayor**

**CITY PLANNING COMMISSION**  
**Sideya Sherman, Chair**

# **33-454 - Towers on small lots**

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LAST AMENDED

12/5/2024

C1 C2 C4-4 C4-5 C4-6 C4-7 C4-8 C4-9 C4-11 C-4-12 C5 C6 C8-3 C8-4

In the districts indicated, a tower permitted under the provisions of Sections [33-451](#) (In certain specified Commercial Districts), [33-452](#) (Community facility buildings in C1 or C2 Districts when mapped within R7-2 through R12 Districts) or [33-453](#) (Community facility buildings in certain specified Commercial Districts) may occupy the percent of the #lot area# of a #zoning lot# set forth in the following table:

### LOT COVERAGE OF TOWERS ON SMALL ZONING LOTS

| Area of #Zoning Lot# (in square feet) | Maximum Percent of #Lot Coverage# |
|---------------------------------------|-----------------------------------|
| 10,500 or less                        | 50                                |
| 10,501 to 11,500                      | 49                                |
| 11,501 to 12,500                      | 48                                |
| 12,501 to 13,500                      | 47                                |
| 13,501 to 14,500                      | 46                                |

|                  |    |
|------------------|----|
| 14,501 to 15,500 | 45 |
| 15,501 to 16,500 | 44 |
| 16,501 to 17,500 | 43 |
| 17,501 to 18,500 | 42 |
| 18,501 to 19,999 | 41 |