



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# **23-10 - LOT AREA AND LOT WIDTH REGULATIONS**

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## 23-10 - LOT AREA AND LOT WIDTH REGULATIONS

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LAST AMENDED  
12/5/2024

Minimum #lot area# and #lot width# regulations are set forth in Section [23-11](#) for R1 through R5 Districts and Section [23-12](#) for R6 through R12 Districts.

However, such #lot area# and #lot width# regulations shall not apply to #zoning lots# in existence on December 5, 2024, where the #lot area# or #lot width# was less than the prescribed minimums of such Sections, and after December 5, 2024, such #lot area# or #lot width# has not decreased.

Where two or more #buildings# that are #single-# or #two-family# #detached# or #zero lot line# #residences# are located on a #zoning lot#, the applicable minimum #lot area# requirement set forth in the table in this Section shall be multiplied by the number of such #buildings# on the #zoning lot#. For the purposes of applying such calculation, #detached# #buildings# that are permitted obstructions in a required #rear yard# or #rear yard equivalent# shall not be included.

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## 23-11 - Lot Area and Lot Width Regulations in R1 Through R5 Districts

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LAST AMENDED  
12/5/2024

R1 R2 R3 R4 R5

In the districts indicated, no #residence# shall be permitted on a #zoning lot# with a total #lot area# or #lot width# less than as set forth in the following table:

REQUIRED MINIMUM LOT AREA AND LOT WIDTH

| Type of #Residence#   | District                          | Minimum #Lot Area# (in sq. ft) | Minimum #Lot Width# (in ft) |
|---|-----------------------------------|--------------------------------|-----------------------------|
| #Single-# or #two-family# #detached#, or #zero lot line#, where permitted | R1-1                              | 7,125                          | 75                          |
|   | R1-2 R1-2A                        | 4,750                          | 50                          |
|   | R2 R2A R2X R3X<br>R3-1 R3-2 R4 R5 | 2,850                          | 30                          |
|   | R3A R4-1 R4A<br>R4B R5A R5B R5D   | 2,375                          | 25                          |
| Other #residences#, where permitted                                       | R1 – R5                           | 1,700                          | 18                          |

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## 23-12 - Lot Area and Lot Width Regulations in R6 through R12 Districts

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LAST AMENDED  
12/5/2024

R6 R7 R8 R9 R10 R11 R12

In the districts indicated, no #residence# shall be permitted on a #zoning lot# with a total #lot area# or #lot width# less than as set forth in the following table:

REQUIRED MINIMUM LOT AREA AND LOT WIDTH

| Type of #Residence#                                     | District | Minimum #Lot Area# (in sq. ft) | Minimum #Lot Width# (in ft) |
|---|----------|--------------------------------|-----------------------------|
| #Single-# or #two-family# #detached# or #zero lot line# | R6 - R12 | 2,375                          | 25                          |
| Other #residences#                                      | R6 - R12 | 1,700                          | 18                          |