



## **Zoning Resolution**

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

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

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

File generated by <https://zr.planning.nyc.gov> on 4/15/2026

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

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
#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 R3-1 R3-2 R4 R5	2,850	30
	R3A R4-1 R4A R4B R5A R5B R5D	2,375	25
Other #residences#, where permitted	R1 – R5	1,700	18