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 11/11/2026

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 Widt**
#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