



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# **23-71 - Predominantly Built-up Areas**

File generated by <https://zr.planning.nyc.gov> on 5/23/2025

---

## 23-71 - Predominantly Built-up Areas

---

LAST AMENDED  
12/5/2024

---

### 23-711 - Applicability

---

LAST AMENDED  
12/5/2024

The optional #predominantly built-up area# provisions of Section [23-71](#), inclusive, may be applied to #zoning lots#:

- (a) that have a #lot area# of not more than 1.5 acres;
- (b) located on a #block#:
  - (1) that is entirely within R4 or R5 Districts without a letter or number suffix, including a #Commercial District# mapped within such #Residence Districts#;
  - (2) that has a maximum area of four acres;
  - (3) where the #buildings# on #zoning lots# comprise 50 percent or more of the area of the #block#; and
- (c) where, as of October 21, 1987, not more than 75 percent of the aggregate length of the #block# frontages facing each other around the #zoning lot#, on both sides of the #street#, are allocated to #single-# or #two-family# #detached# or #semi-detached# #residences#.

All #buildings# used in calculations shall have certificates of occupancy or other evidence acceptable to the Commissioner of Buildings issued prior to the date of application for a building permit.

---

### 23-712 - Floor area modifications

---

LAST AMENDED  
12/5/2024

For #zoning lots# in R4 or R5 Districts, without a letter or number suffix, utilizing the #predominantly built-up area# provisions of Section [23-71](#), inclusive, the maximum #floor area ratio# shall be as set forth in the following table:

District	Maximum #Floor Area Ratio#
R4	1.35
R5	1.65

---

### 23-713 - Height and setback modifications

---

LAST AMENDED  
12/5/2024

For #zoning lots# in R4 or R5 Districts, without a letter or number suffix, utilizing the #predominantly built-up area# provisions of Section [23-71](#), inclusive, the following height and setback modifications shall apply:

- (a) in R4 Districts, the height and setback regulations applicable to an R4A District set forth in Section [23-421](#) (Basic pitched-roof envelopes for certain districts) shall apply; and
- (b) in R5 Districts, the height and setback regulations applicable to an R5B District set forth in Section [23-422](#) (Basic flat-roof envelopes for certain districts) shall apply.