Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

23-71 - Predominantly Built-up Areas

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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.