



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# **119-211 - Lot coverage, floor area and density regulations**

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# 119-211 - Lot coverage, floor area and density regulations

LAST AMENDED

1/18/2011

The area of a #private road# shall be excluded from the area of the #zoning lot# for the purposes of applying the applicable requirements of Sections [23-14](#) (Open Space and Floor Area Regulations in R1 Through R5 Districts) or [23-15](#) (Open Space and Floor Area Regulations in R6 Through R10 Districts) as modified by this Section, and Sections [23-21](#) (Required Floor Area per Dwelling Unit) and [33-10](#) (FLOOR AREA REGULATIONS). For the purposes of this Section, the area of the #private road# shall include the area of the paved roadbed plus a seven-foot wide area adjacent to and along the entire length of the required curbs.

The maximum permitted percentage of #lot coverage# on a #zoning lot# shall be determined by Table I or Table II of this Section, as applicable.

TABLE I

PERMITTED PERCENTAGE OF LOT COVERAGE ON A ZONING LOT BY ZONING DISTRICT, AVERAGE PERCENT OF SLOPE AND RESIDENCE TYPE

|                            | #Residence District# |      |      |      |      |                |           |
|----------------------------|----------------------|------|------|------|------|----------------|-----------|
| #Average Percent of Slope# | R1                   | R2   | R3   | R4   | R5   | R6: 1-2 Family | R6: Other |
| 10—14.9                    | 22.5                 | 22.5 | 22.5 | 36.0 | 45.0 | 48.6           | 32.4      |
| 15—19.9                    | 20.0                 | 20.0 | 20.0 | 32.0 | 40.0 | 43.2           | 28.8      |
| 20—24.9                    | 17.5                 | 17.5 | 17.5 | 28.0 | 35.0 | 37.8           | 25.2      |

If an authorization is granted for a #development#, #enlargement# or #site alteration# on a #zoning lot# or portion of a #zoning lot# having a #steep slope# or #steep slope buffer# pursuant to Section [119-311](#), the maximum permitted percentage of #lot coverage# for said #zoning lot# shall not exceed the maximum set forth in Table II of this Section.

TABLE II

PERMITTED PERCENTAGE OF LOT COVERAGE ON A ZONING LOT OR PORTION OF A ZONING LOT WITH A STEEP SLOPE, BY ZONING DISTRICT AND RESIDENCE TYPE

| #Residence District# |    |    |    |    |                |           |
|----------------------|----|----|----|----|----------------|-----------|
| R1                   | R2 | R3 | R4 | R5 | R6: 1-2 Family | R6: Other |
|                      |    |    |    |    |                |           |

|      |      |      |      |      |      |      |
|------|------|------|------|------|------|------|
| 12.5 | 12.5 | 12.5 | 20.0 | 25.0 | 27.0 | 18.0 |
|------|------|------|------|------|------|------|

However, the maximum permitted percentage of #lot coverage# on a #zoning lot#, as determined by Table I or Table II, shall not apply to any #development#, #enlargement# or #site alteration# that receives an authorization pursuant to Section [119-312](#) (Authorization of certain uses within the Special Hillside Preservation District) and is located in a #Commercial District#.