



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

105-33 - Residential Lot Coverage Regulations on Sites Granted an Authorization Pursuant to Section 105-422

File generated by <https://zr.planning.nyc.gov> on 2/17/2026

105-33 - Residential Lot Coverage Regulations on Sites Granted an Authorization Pursuant to Section 105-422

LAST AMENDED

12/5/2024

The maximum permitted percentage of #lot coverage# for #residences# 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 TIER II 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	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
---------	------	------	------	------	------	------	------

* or #Residence District# equivalent when #zoning lot# is located within a #Commercial District#

If an authorization is granted for a #development#, #enlargement# or #site alteration# on a portion of a #zoning lot# having a #steep slope# or #steep slope buffer# pursuant to Section [105-422](#) (Authorization of a development, enlargement or site alteration on a Tier II site or portion of a zoning lot having a steep slope or steep slope buffer), the maximum permitted percentage of #lot coverage# for such #zoning lot# shall not exceed the maximum set forth in Table II of this Section.

TABLE II

PERMITTED PERCENTAGE OF LOT COVERAGE ON ANY ZONING LOT GRANTED AN AUTHORIZATION PURSUANT TO SECTION [105-422](#) FOR MODIFICATION OF A STEEP SLOPE OR STEEP SLOPE BUFFER

#Residence District#*						
					R6	
R1	R2	R3	R4	R5	1-2 Family	Other
12.5	12.5	12.5	20.0	25.0	27.0	18.0

* or #Residence District# equivalent when #zoning lot# is located within a #Commercial District#