



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

107-42 - Minimum Lot Area and Lot Width for Residences

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LAST AMENDED

11/2/2023

For all #zoning lots# containing #residences#, the minimum #lot area# and #lot width# requirements set forth in the table in this Section shall apply, which shall vary by #building# height. Where two or more #buildings# that are #single-# or #two-family# #detached# or #semi-detached residences# are located on a #zoning lot#, the applicable minimum #lot area# requirement shall be multiplied by the number of such #buildings# on the #zoning lot#.

The #lot width# requirements set forth in this Section shall be applied as set forth in the definition of #lot width# in Section [12-10](#) (DEFINITIONS), provided that the applicable #lot width#, in feet, set forth in the table shall be met along at least one #street line# of the #zoning lot# or, for #corner lots#, along each intersecting #street line#. No #residence#, or portion thereof, shall be permitted between opposing #side lot lines# where such #lot lines# would be nearer to one another at any point where such #residence# is located than the applicable minimum lot width, in feet, set forth in the table.

However, one #single-family# #detached residence# or, where permitted, one #single# or #two-family residence#, may be built upon a #zoning lot# consisting entirely of a tract of land, that:

- (a) has less than the minimum #lot area# or #lot width# required pursuant to this Section; and
- (b) was owned separately and individually from all other adjoining tracts of land, both on December 8, 2005, and on the date of application for a building permit.

In all cases, the density regulations of the applicable district shall remain in effect, except that the factor for determining the maximum number of #dwelling units# shall be 1,000 in R3A and R4A Districts, 1,140 in R3X Districts, and 685 for #semi-detached residences# in R3-1 and R3-2 Districts.

| District | Type of #Residence# | Height (in stories) | Minimum #Lot Area# (in sq. ft) | Minimum #Lot Width# (in feet) |
|----------|---------------------|---------------------|--------------------------------|-------------------------------|
| R1-1 | #detached# | 1-4 | 9,500 | 100 |
| R1-2 | #detached# | 1-2 | 5,700 | 40 |
| | | 3 | 5,700 | 50 |
| | | 4 | 5,700 | 60 |
| R2 | #detached# | 1-4 | 3,800 | 40 |
| R3-1 | #detached# | 1-2 | 3,800 | 40 |
| | | 3-4 | 3,800 | 45 |

| | | | | |
|------------------|-----------------|-----|--------------------|-----------------|
| R3-1 | #semi-detached# | 1-2 | 2,375 ³ | 24 ³ |
| R3-2 | | 3-4 | 3,800 | 40 |
| R3-2 | #detached# | 1-2 | 3,800 | 40 |
| | | 3-4 | 4,275 | 45 |
| R3-2 | #attached# | 1-2 | 1,700 | 18 |
| | | 1-2 | 2,375 ¹ | 24 ¹ |
| | | 3-4 | 2,280 | 24 |
| | | 3-4 | 3,800 | 40 ¹ |
| R3A | #detached# | 1-3 | 3,325 | 35 |
| R3X ² | #detached# | 1-2 | 3,800 | 40 |
| | | 3 | 4,750 | 50 |
| | | 4 | 5,700 | 60 |
| R4A | #detached# | 1-3 | 3,325 | 35 |
| R4-1 | #semi-detached# | 1-3 | 2,375 ³ | 24 ³ |
| | #detached# | 1-3 | 3,325 | 35 |

- ¹ For #attached buildings# that #abut# an #attached building# on a separate #zoning lot# on one side and on the other side are bounded by #yards# or open area.
- ² In Area LL as shown on the District Plan (Map 4 in Appendix A) of this Chapter, all #residences# shall have a minimum #lot area# of 5,700 square feet and a minimum #lot width# of 50 feet.
- ³ For #two-family# #semi-detached# #residences# with a height of one or two #stories# in R3-1 and R3-2 Districts and for all #two-family# #semi-detached# #residences# in R4-1 Districts, the minimum #lot area# shall be 3,135 square feet and the minimum #lot width# shall be 33 feet.

BY SPECIAL PERMIT (PURSUANT TO SECTION [107-74](#))

| District | Type of #Residence# | Height (in stories) | Minimum #Lot Area# (in sq. ft.) | Minimum #Lot Width# (in feet) |
|----------|---------------------|---------------------|---------------------------------|-------------------------------|
|----------|---------------------|---------------------|---------------------------------|-------------------------------|

| | | | | |
|------|-----------------|-----|-------|----|
| R2 | #semi-detached# | 1-4 | 3,800 | 30 |
| | #attached# | 1-4 | 3,800 | 22 |
| R3-1 | #attached# | 1-2 | 1,700 | 20 |
| | | 2-3 | 2,280 | 24 |

107-421 - Minimum lot area and lot width for zoning lots containing certain community facility uses

LAST AMENDED
1/18/2011

In R1, R2, R3-1, R3A, R3X, R4-1 and R4A Districts, the provisions of this Section shall apply to #zoning lots# containing #buildings# used for:

- (a) ambulatory diagnostic or treatment health care facilities, as listed in Section [22-14](#) (Use Group 4), except where such #zoning lot# contains #buildings# used for hospitals, as defined in the New York State Hospital Code, or #long-term care facilities#; and
- (b) child care service as listed under the definition of #school# in Section [12-10](#) (DEFINITIONS), except where:
 - (1) such #zoning lot# contains #buildings# used for houses of worship; or
 - (2) for #zoning lots# that do not contain #buildings# used for houses of worship, where the amount of #floor area# used for child care services is equal to 25 percent or less of the amount of #floor area# permitted for #community facility use# on the #zoning lot#.

The minimum #lot area# for such #zoning lots# containing ambulatory diagnostic or treatment health care facilities shall be 5,700 square feet, and the minimum #lot area# for such #zoning lots# containing child care services shall be 10,000 square feet. Where such #uses# are located on the same #zoning lot#, the applicable #lot area# requirement shall be allocated separately to each such #use#. In addition, each such #zoning lot# shall have a minimum #lot width# of 60 feet. Such #lot width# shall be applied as set forth in the definition of #lot width# in Section [12-10](#), provided that such #lot width# shall also be met along at least one #street line# of the #zoning lot#. No #building#, or portion thereof, shall be permitted between opposing #side lot lines# where such #lot lines# would be nearer to one another at any point than 60 feet.

For such #zoning lots# containing multiple #buildings# used in any combination for ambulatory diagnostic or treatment health care facilities, child care services or #residences#, the applicable minimum #lot area# and #lot width# requirements shall be allocated separately to each such #building#.