Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

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

File generated by https://zr.planning.nyc.gov on 11/8/2026

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

LAST AMENDED
12/5/2024

All #zoning lots# shall follow the regulations of Section 23-11 (Lot Area and Lot Width Regulations), except as modified in this Section.

REQUIRED MINIMUM LOT AREA AND LOT WIDTH

Type of #Residence#	**District**	**Minimum #Lot Area# (in sq. ft)**	**Minimum # (in ft)**
#Single-# or #two-family# #detached#, or #zero lot line#, where permitted	R3X[1]	4,750	50
	R2 R3X	3,325	35
	R3A	2,850	30
#Semi-detached#	R3-1 R3-2	2,375	25

[1] For #zoning lots# in Area LL as shown on the District Plan (Map 4 in Appendix A) of this Chapter

BY SPECIAL PERMIT (PURSUANT TO SECTION 107-74)

Type of #Residence#	**District**	**Minimum #Lot Area# (in sq. ft)**	**Minimum # (in ft)**
#Semi-detached#	R2	2,375	25

#Attached#	R2 R3-1	1,700	18

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#.