



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

23-361 - Maximum lot coverage in R1 through R5 Districts

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LAST AMENDED
12/5/2024

R1 R2 R3 R4 R5

(a) For single- or two-family residences

In the districts indicated, for zoning lots with buildings containing single- or two-family residences, the maximum residential lot coverage shall be as set forth in the following table.

MAXIMUM RESIDENTIAL LOT COVERAGE FOR SINGLE OR TWO-FAMILY RESIDENCES

District		Lot type	
		Interior lots or through lots (percent)	Corner lots (percent)
R1 R2	40	80	
R3	50	80	
R4 R5	60	80	

However, in R2X, R3A and R3X Districts, the maximum residential lot coverage shall be that lot coverage remaining after the application of all required yards on the zoning lot.

(b) For multiple dwelling residences

In the districts indicated, for zoning lots with buildings containing multiple dwelling residences, where permitted, the maximum residential lot coverage for interior lots or through lots shall be 80 percent and the maximum residential lot coverage for corner lots shall be 100 percent.

However, for large sites with buildings utilizing the provisions of Section 23-425 (Height and setback modifications for large sites), the maximum residential lot coverage of the entire site shall be 50 percent. Individual corner lot, interior lot, or through lot portions may exceed such overall maximum, provided they do not exceed the respective maximums that would apply to zoning lots that are not large sites.