



## **Zoning Resolution**

**THE CITY OF NEW YORK**  
**Zohran K. Mamdani, Mayor**

**CITY PLANNING COMMISSION**  
**Daniel R. Garodnick, Chair**

# **23-362 - Maximum lot coverage in R6 through R12 Districts**

File generated by <https://zr.planning.nyc.gov> on 2/13/2026

---

## 23-362 - Maximum lot coverage in R6 through R12 Districts

---

LAST AMENDED

12/5/2024

R6 R7 R8 R9 R10 R11 R12

(a) For standard lots

In the districts indicated, 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.

(b) For eligible sites

In the districts indicated, for #zoning lots# with #buildings# utilizing the eligible site provisions of Section [23-434](#) (Height and setback modifications for eligible sites), the maximum #residential# #lot coverage# of the entire site shall be:

- (1) 65 percent on #zoning lots# with a #lot area# of 30,000 square feet or more that are not #large sites#; and
- (2) 50 percent on #large sites#.

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 utilizing the eligible site provisions.