



## **Zoning Resolution**

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

**CITY PLANNING COMMISSION**  
**Sideya Sherman, Chair**

# **23-711 - Applicability**

File generated by <https://zr.planning.nyc.gov> on 4/3/2026

---

## 23-711 - Applicability

---

LAST AMENDED

12/5/2024

The optional #predominantly built-up area# provisions of Section [23-71](#), inclusive, may be applied to #zoning lots#:

- (a) that have a #lot area# of not more than 1.5 acres;
- (b) located on a #block#:
  - (1) that is entirely within R4 or R5 Districts without a letter or number suffix, including a #Commercial District# mapped within such #Residence Districts#;
  - (2) that has a maximum area of four acres;
  - (3) where the #buildings# on #zoning lots# comprise 50 percent or more of the area of the #block#; and
- (c) where, as of October 21, 1987, not more than 75 percent of the aggregate length of the #block# frontages facing each other around the #zoning lot#, on both sides of the #street#, are allocated to #single-# or #two-family# #detached# or #semi-detached# #residences#.

All #buildings# used in calculations shall have certificates of occupancy or other evidence acceptable to the Commissioner of Buildings issued prior to the date of application for a building permit.