23-30 - LOT AREA AND LOT WIDTH REGULATIONS
### Definitions and General Provisions

#### 23-30 - LOT AREA AND LOT WIDTH REGULATIONS

LAST AMENDED
12/15/1961

Definitions and General Provisions

#### 23-31 - Definitions

LAST AMENDED
11/19/1987

Words in italics are defined in Section 12-10 (DEFINITIONS) or, if applicable exclusively to this Section, in this Section.

Basic Regulations

#### 23-32 - Minimum Lot Area or Lot Width for Residences

LAST AMENDED
6/29/2006

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, except as provided in Section 23-33 (Special Provisions for Development of Existing Small Lots), no #residence# is permitted on a #zoning lot# with a total #lot area# or #lot width# less than as set forth in the following table:

**REQUIRED MINIMUM LOT AREA AND LOT WIDTH**

<table>
<thead>
<tr>
<th>Type of #Residence#</th>
<th>Minimum #Lot Area# (in sq. ft)</th>
<th>Minimum #Lot Width# (in ft)</th>
<th>District</th>
</tr>
</thead>
<tbody>
<tr>
<td>#Single-family detached#</td>
<td>9,500</td>
<td>100</td>
<td>R1-1</td>
</tr>
<tr>
<td></td>
<td>5,700</td>
<td>60</td>
<td>R1-2</td>
</tr>
<tr>
<td></td>
<td>3,800</td>
<td>40</td>
<td>R2  R2A</td>
</tr>
<tr>
<td></td>
<td>2,850</td>
<td>30</td>
<td>R2X</td>
</tr>
<tr>
<td>#Single-# or #two-family detached# or #zero lot line# where permitted</td>
<td>3,800</td>
<td>40</td>
<td>R3-1 R3-2 R4-R10</td>
</tr>
<tr>
<td>Lot Area</td>
<td>Lot Width</td>
<td>District</td>
<td></td>
</tr>
<tr>
<td>----------</td>
<td>-----------</td>
<td>----------</td>
<td></td>
</tr>
<tr>
<td>3,325</td>
<td>35</td>
<td>R3X</td>
<td></td>
</tr>
<tr>
<td>2,850</td>
<td>30</td>
<td>R4A* R5A</td>
<td></td>
</tr>
<tr>
<td>2,375</td>
<td>25</td>
<td>R3A* R4-1* R4B R5B R5D</td>
<td></td>
</tr>
<tr>
<td>Any other permitted</td>
<td>1,700</td>
<td>18</td>
<td>R3-R10*</td>
</tr>
</tbody>
</table>

* In lower density growth management areas, for two-family detached and two-family zero lot line residences, where permitted, in R3A, R4-1 and R4A Districts, and for two-family semi-detached residences in R3-1, R3-2 and R4-1 Districts, the minimum lot area shall be 3,135 square feet and the minimum lot width shall be 33 feet.

However, in lower density growth management areas in the Borough of Staten Island, the following rules shall apply:

(a) 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 set forth in the table in this Section shall be multiplied by the number of such buildings on the zoning lot.

(b) 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, 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.

Regulations Applying in Special Situations

23-33 - Special Provisions for Development of Existing Small Lots

LAST AMENDED
2/2/2011

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, either one single-family detached residence or, where permitted, one single- or two-family residence may be developed upon a zoning lot that:

(a) has less than the prescribed minimum lot area or lot width, or, in lower density growth management areas in the Borough of Staten Island, does not comply with the provisions of Section 23-32 (Minimum Lot Area or Lot Width for Residences);

(b) was owned separately and individually from all other adjoining tracts of land, both on December 15, 1961, and on the date of application for a building permit or, in R2X, R3A, R3X or R4A Districts, both on the effective date of establishing such district on the zoning maps and on the date of application for a building permit or, in lower density growth management areas, both on December 8, 2005, and on the date of application for a building permit; and
(c) if #developed# as a #two-family residence#, meets the applicable density requirement of the zoning district in which such #zoning lot# is located.

### 23-34 - Special Provisions for Zoning Lots Divided by District Boundaries

**LAST AMENDED**

12/15/1961

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, whenever a #zoning lot# is divided by a boundary between districts with different requirements for minimum #lot area# or #lot width# for #residences#, the provisions set forth in Article VII, Chapter 7, shall apply.

### 23-35 - Special Provisions for Zoning Lots Containing Certain Community Facility Uses in Lower Density Growth Management Areas

**LAST AMENDED**

3/22/2016

In R1, R2, R3-1, R3A, R3X, R4-1 and R4A Districts in #lower density growth management areas#, the minimum #lot area# and #lot width# regulations of this Section shall apply to any #zoning lot# 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 such #zoning lot# contains #buildings# used for houses of worship or, 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 in the same #building#, the minimum #lot area# shall be 10,000 square feet. 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.