



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

96-102 - Lot coverage regulations

File generated by <https://zr.planning.nyc.gov> on 12/11/2023

96-102 - Lot coverage regulations

LAST AMENDED

2/2/2011

Within the Preservation Area, the #open space# requirement of Article II, Chapter 3, and the #lot coverage# provisions of Section [24-11](#), are not applicable. The #lot coverage# provisions of this Section apply in lieu thereof. In C6-2 Districts, for the purposes of determining #lot coverage#, any part of a #building# that is listed as a permitted obstruction in #open space# or in a #rear yard# shall not be included in #lot coverage#. For #zoning lots#, or portions thereof, located within 100 feet of the #street line# of a #wide street#, the maximum #lot coverage# shall not exceed 70 percent. For all #zoning lots#, or portions thereof, located more than 100 feet from the #street line# of a #wide street#, the maximum #lot coverage# shall not exceed 60 percent.

Any #development# containing #residential uses# shall provide a minimum of 20 percent of the #lot area# of a #zoning lot# as usable, landscaped open area for occupants of #dwelling units# in the #development#.