



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

105-33 - Residential Lot Coverage Regulations on Sites Granted an Authorization Pursuant to Section 105-422

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105-33 - Residential Lot Coverage Regulations on Sites Granted an Authorization Pursuant to Section 105-422

LAST AMENDED

12/5/2024

The maximum permitted percentage of #lot coverage# for #residences# on a #zoning lot# shall be determined by Table I or Table II of this Section, as applicable.

TABLE I

PERMITTED PERCENTAGE OF LOT COVERAGE ON A TIER II ZONING LOT BY ZONING DISTRICT, AVERAGE PERCENT OF SLOPE AND RESIDENCE TYPE

| | #Residence District#* | | | | | | |
|----------------------------|-----------------------|------|------|------|------|------------|-------|
| | | | | | | | R6 |
| #Average Percent of Slope# | R1 | R2 | R3 | R4 | R5 | 1-2 Family | Other |
| 10–14.9 | 22.5 | 22.5 | 22.5 | 36.0 | 45.0 | 48.6 | 32.4 |
| 15–19.9 | 20.0 | 20.0 | 20.0 | 32.0 | 40.0 | 43.2 | 28.8 |

| | | | | | | | |
|---------|------|------|------|------|------|------|------|
| 20-24.9 | 17.5 | 17.5 | 17.5 | 28.0 | 35.0 | 37.8 | 25.2 |
|---------|------|------|------|------|------|------|------|

* or #Residence District# equivalent when #zoning lot# is located within a #Commercial District#

If an authorization is granted for a #development#, #enlargement# or #site alteration# on a portion of a #zoning lot# having a #steep slope# or #steep slope buffer# pursuant to Section [105-422](#) (Authorization of a development, enlargement or site alteration on a Tier II site or portion of a zoning lot having a steep slope or steep slope buffer), the maximum permitted percentage of #lot coverage# for such #zoning lot# shall not exceed the maximum set forth in Table II of this Section.

TABLE II

PERMITTED PERCENTAGE OF LOT COVERAGE ON ANY ZONING LOT GRANTED AN AUTHORIZATION PURSUANT TO SECTION [105-422](#) FOR MODIFICATION OF A STEEP SLOPE OR STEEP SLOPE BUFFER

| | | | | | | |
|-----------------------|------|------|------|------|------------|-------|
| #Residence District#* | | | | | | |
| | | | | | R6 | |
| R1 | R2 | R3 | R4 | R5 | 1-2 Family | Other |
| 12.5 | 12.5 | 12.5 | 20.0 | 25.0 | 27.0 | 18.0 |

* or #Residence District# equivalent when #zoning lot# is located within a #Commercial District#