



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

33-454 - Towers on small lots

File generated by <https://zr.planning.nyc.gov> on 2/18/2026

33-454 - Towers on small lots

LAST AMENDED

12/5/2024

C1 C2 C4-4 C4-5 C4-6 C4-7 C4-8 C4-9 C4-11 C-4-12 C5 C6 C8-3 C8-4

In the districts indicated, a tower permitted under the provisions of Sections [33-451](#) (In certain specified Commercial Districts), [33-452](#) (Community facility buildings in C1 or C2 Districts when mapped within R7-2 through R12 Districts) or [33-453](#) (Community facility buildings in certain specified Commercial Districts) may occupy the percent of the #lot area# of a #zoning lot# set forth in the following table:

LOT COVERAGE OF TOWERS ON SMALL ZONING LOTS

Area of #Zoning Lot# (in square feet)	Maximum Percent of #Lot Coverage#
10,500 or less	50
10,501 to 11,500	49
11,501 to 12,500	48
12,501 to 13,500	47
13,501 to 14,500	46

14,501 to 15,500 **45**

15,501 to 16,500 **44**

16,501 to 17,500 **43**

17,501 to 18,500 **42**

18,501 to 19,999 **41**