



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# **23-11 - Lot Area and Lot Width Regulations in R1 Through R5 Districts**

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23-11 - Lot Area and Lot Width Regulations in R1 Through R5 Districts

LAST AMENDED  
12/5/2024

R1 R2 R3 R4 R5

In the districts indicated, no #residence# shall be 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

| Type of #Residence#  | District                          | Minimum #Lot Area# (in sq. ft) | Minimum #Lot Width# (in ft) |
|--|-----------------------------------|--------------------------------|-----------------------------|
| #Single-# or #two-family#<br>#detached#, or<br>#zero lot line#,<br>where permitted | R1-1                              | 7,125                          | 75                          |
|  | R1-2 R1-2A                        | 4,750                          | 50                          |
|  | R2 R2A R2X R3X<br>R3-1 R3-2 R4 R5 | 2,850                          | 30                          |
|  | R3A R4-1 R4A<br>R4B R5A R5B R5D   | 2,375                          | 25                          |
| Other<br>#residences#,<br>where permitted  | R1 – R5                           | 1,700                          | 18                          |