



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, 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 |
|---|-----------------------------------|--------------------------------|--------------------|
| #Single-# or #two-family# #detached#, or #zero lot line#, where permitted | R1-1 | 7,125 | 75 |
| | R1-2 R1-2A | 4,750 | 50 |
| | R2 R2A R2X R3X R3-1 R3-2 R4 R5 | 2,850 | 30 |
| | R3A R4-1 R4A R4B R5A R5B R5D | 2,375 | 25 |
| Other #residences#, where permitted | R1 – R5 | 1,700 | 18 |