



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

23-32 - Minimum Lot Area or Lot Width for Residences

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LAST AMENDED
6/29/2006

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, except as provided in Section [23-33](#) (Special Provisions for Development of Existing Small Lots), no #residence# is 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# | Minimum #Lot Area# (in sq. ft) | Minimum #Lot Width# (in ft) | District |
|---|--------------------------------|-----------------------------|---------------------------|
| #Single-family# #detached# | 9,500 | 100 | R1-1 |
| | 5,700 | 60 | R1-2 |
| | 3,800 | 40 | R2 R2A |
| | 2,850 | 30 | R2X |
| #Single-# or #two-family# #detached# or #zero lot line# where permitted | 3,800 | 40 | R3-1 R3-2 R4-R10 |
| | 3,325 | 35 | R3X |
| | 2,850 | 30 | R4A* R5A |
| | 2,375 | 25 | R3A* R4-1* R4B R5B R5D |
| Any other permitted | 1,700 | 18 | R3-R10* |

* In #lower density growth management areas#, for #two-family# #detached# and #two-family# #zero lot line# #residences#, where permitted, in R3A, R4-1 and R4A Districts, and for #two-family# #semi-detached# #residences# in R3-1, R3-2 and R4-1 Districts, the minimum #lot area# shall be 3,135 square feet and the minimum #lot width# shall be 33 feet.

However, in #lower density growth management areas# in the Borough of Staten Island, the following rules shall apply:

- (a) Where two or more #buildings# that are #single-# or #two-family# #detached# or #semi-detached# #residences# are located on a #zoning lot#, the applicable minimum #lot area# requirement set forth in the table in this Section shall be multiplied by the number of such #buildings# on the #zoning lot#.

- (b) The #lot width# requirements set forth in this Section shall be applied as set forth in the definition of #lot width# in Section [12-10](#), provided that the applicable #lot width#, in feet, set forth in the table shall be met along at least one #street line# of the #zoning lot# or, for #corner lots#, along each intersecting #street line#. No #residence#, or portion thereof, shall be permitted between opposing #side lot lines# where such #lot lines# would be nearer to one another at any point where such #residence# is located than the applicable minimum lot width, in feet, set forth in the table.