



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

77-25 - Density Requirements

File generated by <https://zr.planning.nyc.gov> on 8/20/2025

77-25 - Density Requirements

LAST AMENDED

12/5/2024

Whenever a #zoning lot# is divided by a boundary between districts with different density requirements, the maximum number of #dwelling units# or #rooming units# permitted on the #zoning lot# shall equal the sum of the maximum number of #dwelling units# or #rooming units# permitted for each portion of the #zoning lot# in accordance with the applicable district regulations. Such #dwelling units# or #rooming units# may be located wherever a #building# is permitted on the #zoning lot#. However, wherever portions of a #zoning lot# are limited to #single-# or #two-family residences# pursuant to Section [22-12](#) (Use Group II – Residences), inclusive, no more than one or two #dwelling units# may be provided, as applicable.