



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

119-211 - Lot coverage, floor area and density regulations

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LAST AMENDED

12/5/2024

The area of a #private road# shall be excluded from the area of the #zoning lot# for the purposes of applying the applicable #floor area ratio# or #lot coverage# regulations of the applicable district. For the purposes of this Section, the area of the #private road# shall include the area of the paved roadbed plus a seven-foot wide area adjacent to and along the entire length of the required curbs.

The maximum permitted percentage of #lot coverage# on a #zoning lot# shall be determined by Table I or Table II of this Section, as applicable.

TABLE I

PERMITTED PERCENTAGE OF LOT COVERAGE ON A ZONING LOT BY ZONING DISTRICT, AVERAGE PERCENT OF SLOPE AND RESIDENCE TYPE

	#Residence District#							
#Average Percent of Slope#	R1	R2	R3	R4	R5	R6: 1-2 Family	R6: Other	
10—14.9	22.5	22.5	22.5	36.0	45.0	48.6	32.4	
15—19.9	20.0	20.0	20.0	32.0	40.0	43.2	28.8	

20—24.9	17.5	17.5	17.5	28.0	35.0	37.8	25.2
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If an authorization is granted for a #development#, #enlargement# or #site alteration# on a portion of a #zoning lot# having a #steep slope# or #steep slope buffer# pursuant to Section [119-311](#), the maximum permitted percentage of #lot coverage# for said #zoning lot# shall not exceed the maximum set forth in Table II of this Section.

TABLE II

PERMITTED PERCENTAGE OF LOT COVERAGE ON A ZONING LOT OR PORTION OF A ZONING LOT WITH A STEEP SLOPE, BY ZONING DISTRICT AND RESIDENCE TYPE

#Residence District#						
R1	R2	R3	R4	R5	R6: 1-2 Family	R6: Other
12.5	12.5	12.5	20.0	25.0	27.0	18.0

However, the maximum permitted percentage of #lot coverage# on a #zoning lot#, as determined by Table I or Table II, shall not apply to any #development#, #enlargement# or #site alteration# that receives an authorization pursuant to Section [119-312](#) (Authorization of certain uses within the Special Hillsides Preservation District) and is located in a #Commercial District#.