



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# **123-63 - Maximum Floor Area Ratio and Lot Coverage Requirements for Zoning Lots Containing Only Residential Buildings in R6, R7, R8 and R9 Districts**

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# 123-63 - Maximum Floor Area Ratio and Lot Coverage Requirements for Zoning Lots Containing Only Residential Buildings in R6, R7, R8 and R9 Districts

LAST AMENDED  
11/22/2022

Where the designated #Residence District# is an R6, R7, R8 or R9 District, the minimum required #open space ratio# and maximum #floor area ratio# provisions of Section [23-151](#) (Basic regulations for R6 through R9 Districts) shall not apply. In lieu thereof, all #residential buildings#, regardless of whether they are required to be #developed# or #enlarged# pursuant to the Quality Housing Program, shall comply with the maximum #floor area ratio# and #lot coverage# requirements set forth for the designated district in Sections [23-153](#) (For Quality Housing buildings) or [23-155](#) (Affordable independent residences for seniors), as applicable.

Where the designated district is an R7-3 District, the maximum #floor area ratio# shall be 5.0 and the maximum #lot coverage# shall be 70 percent on an #interior# or #through lot# and 100 percent on a #corner lot#.

Where the designated district is an R9-1 District, the maximum #floor area ratio# shall be 9.0, and the maximum #lot coverage# shall be 70 percent on an #interior# or #through lot# and 100 percent on a #corner lot#.

The provisions of this Section shall not apply on #waterfront blocks#, as defined in Section [62-11](#). In lieu thereof, the applicable maximum #floor area ratio# and #lot coverage# requirements set forth for #residential uses# in Sections [62-30](#) (SPECIAL BULK REGULATIONS) through [62-32](#) (Maximum Floor Area Ratio and Lot Coverage on Waterfront Blocks), inclusive, shall apply.

However, in #Inclusionary Housing designated areas# and #Mandatory Inclusionary Housing areas#, as listed in the table in this Section, the maximum permitted #floor area ratio# shall be as set forth in Section [23-154](#) (Inclusionary Housing). The locations of such districts are specified in [APPENDIX F](#) of this Resolution.

| #Special Mixed Use District#            | Designated #Residence District# |
|---|---------------------------------|
| MX-1 – Community District 1, The Bronx  | R6A R7D                         |
| MX 2 - Community District 2, Brooklyn   | R7A R8A R8X                     |
| MX 4 – Community District 3, Brooklyn   | R6A                             |
| MX 8 - Community District 1, Brooklyn   | R6 R6A R6B R7A R7D<br>R7X       |
| MX 11 - Community District 6, Brooklyn  | R7-2                            |
| MX 13 – Community District 1, The Bronx | R6A R7A R7X R8A                 |
| MX 14 - Community District 6, The Bronx | R7A R7X                         |

|  |                      |
|--|----------------------|
| MX 16 - Community Districts 5 and 16, Brooklyn | R6A R7A R7D R8A      |
| MX 18 - Community District 1, The Bronx        | R7X                  |
| MX 19 - Community District 16, Brooklyn        | R6A R7A              |
| MX 20 - Community District 8, Brooklyn         | R7A                  |
| MX 22 - Community District 4, Brooklyn         | R7D                  |
| MX 23 - Community District 1, Queens           | R6A R7A              |
| MX 24 - Community District 1, Queens           | R6A R7-3 R7X R9 R9-1 |
| MX 25 - Community District 6, Brooklyn         | R6B                  |