



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

23-155 - Affordable independent residences for seniors

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23-155 - Affordable independent residences for seniors

LAST AMENDED

4/18/2024

R6 R7 R8 R9 R10

In the districts indicated, the maximum #floor area ratio# for #affordable independent residences for seniors# utilizing the Quality Housing #bulk# regulations shall be as set forth in the table in this Section.

In R6, R7, R8, R9 or R10 Districts without a letter suffix, the maximum #floor area ratio# and #open space ratio# for #affordable independent residences for seniors# utilizing the basic #bulk# regulations shall be as set forth for #residential uses# in Sections [23-151](#) (Basic regulations for R6 through R9 Districts) and [23-152](#) (Basic regulations for R10 Districts), as applicable.

MAXIMUM FLOOR AREA RATIO FOR AFFORDABLE INDEPENDENT RESIDENCES FOR SENIORS IN QUALITY HOUSING BUILDINGS

| District | Maximum #Floor Area Ratio# |
|---------------|----------------------------|
| R6 R6A R7B | 3.90 |
| R6B | 2.20 |
| R7-1 R7-2 R7A | 5.01 |
| R7D | 5.60 |
| R7-3 R7X | 6.00 |
| R8 R8A R8X | 7.20 |
| R8B | 4.00 |
| R9 | 8.00 |
| R9-1 | 9.00 |
| R9A | 8.50 |
| R9X | 9.70 |

| | |
|---------------|-------|
| R9D | 10.00 |
| R10 R10A R10X | 12.00 |