



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

62-323 - Affordable independent residences for seniors

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LAST AMENDED

2/2/2011

In the districts indicated in the following table, the maximum #floor area ratio# for #affordable independent residences for seniors# shall be as set forth in Sections [23-144](#) and [23-155](#), as applicable, and the maximum #lot coverage# shall be as specified in the following table.

MAXIMUM LOT COVERAGE FOR AFFORDABLE INDEPENDENT RESIDENCES FOR SENIORS

District	Maximum #Lot Coverage# (in percent)
R3	55
R4	55
R5	60
R5D R6B	60
R6 R6A R7B	65
R7 R7A R7D R7X	70
R8 R9 R10	70

Where different maximum percentages of #lot coverage# apply to #residential# and #community facility# #uses#, the higher #lot coverage# shall be applied to any level containing both such #uses#. Furthermore, the maximum percent of #lot coverage# for #community facility# #uses# located below the level of #residential uses# need not be lower than the maximum percent of #lot coverage# permitted for such #residential uses#.