



## 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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## 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#.