



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

23-732 - Floor area ratio and open space ratio in R6 through R9 Districts

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LAST AMENDED
12/5/2024

R6 R7 R8 R9

In the districts indicated without a letter suffix, for #sky exposure plane buildings#, the minimum required #open space ratio# and the maximum #floor area ratio# for any #zoning lot# shall be determined by the #height factor# of such #zoning lot# as set forth in this Section. Where elected, such #floor area ratio# shall supersede the #floor area ratio# provisions of Section [23-22](#), and apply to all #residences#, including #qualifying affordable housing# or #qualifying senior housing#.

The minimum #open space# required through the application of a minimum #open space ratio# shall be applied in conjunction with the applicable regulations of Section [23-30](#) (YARDS, COURTS AND OTHER OPEN AREA REGULATIONS). The obstructions set forth in Section [23-311](#) shall per permitted in required #open space#.

MINIMUM REQUIRED OPEN SPACE RATIO AND MAXIMUM FLOOR AREA RATIO

R6 through R9 Districts

| For #zoning lots# with a #height factor# of | In R6 Districts | | In R7 Districts | | In R8 Districts | | In R9 Districts | |
|---|------------------------------|-------------------------|------------------------------|-------------------------|------------------------------|-------------------------|------------------------------|-------------------------|
| | Min. Req. #Open Space Ratio# | Max. #Floor Area Ratio# | Min. Req. #Open Space Ratio# | Max. #Floor Area Ratio# | Min. Req. #Open Space Ratio# | Max. #Floor Area Ratio# | Min. Req. #Open Space Ratio# | Max. #Floor Area Ratio# |
| 1 | 27.5 | 0.78 | 15.5 | 0.87 | 5.9 | 0.94 | 1.0 | 0.99 |
| 2 | 28.0 | 1.28 | 16.0 | 1.52 | 6.2 | 1.78 | 1.4 | 1.95 |
| 3 | 28.5 | 1.62 | 16.5 | 2.01 | 6.5 | 2.51 | 1.8 | 2.85 |
| 4 | 29.0 | 1.85 | 17.0 | 2.38 | 6.8 | 3.14 | 2.2 | 3.68 |
| 5 | 29.5 | 2.02 | 17.5 | 2.67 | 7.1 | 3.69 | 2.6 | 4.42 |
| 6 | 30.0 | 2.14 | 18.0 | 2.88 | 7.4 | 4.15 | 3.0 | 5.08 |
| 7 | 30.5 | 2.23 | 18.5 | 3.05 | 7.7 | 4.55 | 3.4 | 5.65 |

| | | | | | | | | |
|----|------|------|------|------|------|------|-----|------|
| 8 | 31.0 | 2.30 | 19.0 | 3.17 | 8.0 | 4.88 | 3.8 | 6.13 |
| 9 | 31.5 | 2.35 | 19.5 | 3.27 | 8.3 | 5.15 | 4.2 | 6.54 |
| 10 | 32.0 | 2.38 | 20.0 | 3.33 | 8.6 | 5.38 | 4.6 | 6.85 |
| 11 | 32.5 | 2.40 | 20.5 | 3.38 | 8.9 | 5.56 | 5.0 | 7.09 |
| 12 | 33.0 | 2.42 | 21.0 | 3.41 | 9.2 | 5.71 | 5.4 | 7.30 |
| 13 | 33.5 | 2.43 | 21.5 | 3.42 | 9.5 | 5.81 | 5.8 | 7.41 |
| 14 | 34.0 | 2.43 | 22.0 | 3.44 | 9.8 | 5.92 | 6.2 | 7.52 |
| 15 | 34.5 | 2.43 | 22.5 | 3.42 | 10.1 | 5.95 | 6.6 | 7.52 |
| 16 | 35.0 | 2.42 | 23.0 | 3.41 | 10.4 | 5.99 | 7.0 | 7.52 |
| 17 | 35.5 | 2.42 | 23.5 | 3.40 | 10.7 | 6.02 | 7.4 | 7.52 |
| 18 | 36.0 | 2.40 | 24.0 | 3.38 | 11.0 | 6.02 | 7.8 | 7.46 |
| 19 | 36.5 | 2.39 | 24.5 | 3.36 | 11.3 | 6.02 | 8.2 | 7.41 |
| 20 | 37.0 | 2.38 | 25.0 | 3.33 | 11.6 | 6.02 | 8.6 | 7.35 |
| 21 | 37.5 | 2.36 | 25.5 | 3.30 | 11.9 | 5.99 | 9.0 | 7.25 |

For #zoning lots# with #height factors# greater than 21, the minimum required #open space ratio# shall be as set forth in the following table:

OPEN SPACE RATIO FOR HIGH BUILDINGS

| District | Minimum Required #Open Space Ratio# at #Height Factor# of 21 | Additional Required #Open Space Ratio# for each Additional #Height Factor# |
|-----------------|---|---|
| R6 | 37.5 | 0.5 |

| | | |
|----|------|-----|
| R7 | 25.5 | 0.5 |
| R8 | 11.9 | 0.3 |
| R9 | 9.0 | 0.4 |

For these #zoning lots#, the maximum #floor area ratio# shall be such as can be attained at the required #open space ratio# for the #height factor#.*

* The #floor area ratio# attainable at a given #height factor# and a given #open space ratio# may be computed from the following formula:

$$\frac{1}{FAR} = \frac{OSR}{100} + \frac{1}{HF}$$