



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# **23-22 - Floor Area Regulations for R6 Through R12 Districts**

File generated by <https://zr.planning.nyc.gov> on 8/25/2025

23-22 - Floor Area Regulations for R6 Through R12 Districts

LAST AMENDED  
12/5/2024

R6 R7 R8 R9 R10 R11 R12

In the districts indicated, the maximum #residential# #floor area ratio# shall be as set forth in the following table. Separate maximum #residential# #floor area ratios# are set forth for #zoning lots# containing standard #residences# and #zoning lots# containing #qualifying affordable housing# or #qualifying senior housing#.

MAXIMUM FLOOR AREA RATIO FOR R6-R12 DISTRICTS

| District                                | Standard #residences# | #Qualifying affordable housing# or #qualifying senior housing# |
|---|-----------------------|--|
| R6A R6 <sup>1</sup> R6-1<br>R7B         | 3.00                  | 3.90   |
| R6                                      | 2.20                  | 3.90   |
| R6B                                     | 2.00                  | 2.40   |
| R6D R6-2                                | 2.50                  | 3.00   |
| R7A R7-1 <sup>1</sup> R7-2 <sup>1</sup> | 4.00                  | 5.01   |
| R7-1 R7-2                               | 3.44                  | 5.01   |
| R7D                                     | 4.66                  | 5.60   |
| R7X R7-3                                | 5.00                  | 6.00   |
| R8A R8X R8                              | 6.02                  | 7.20   |
| R8                                      | 7.20 <sup>1</sup>     | 8.64 <sup>2</sup>  |
| R8B                                     | 4.00                  | 4.80   |
| R9A R9                                  | 7.52                  | 9.02   |

|               |       |       |
|---------------|-------|-------|
| R9D R9X R9-1  | 9.00  | 10.80 |
| R10A R10X R10 | 10.00 | 12.00 |
| R11           | 12.00 | 15.00 |
| R12           | 15.00 | 18.00 |

1 For #zoning lots#, or portions thereof, located within 100 feet of a #wide street#

2 Outside of #Mandatory Inclusionary Housing areas#, for #zoning lots#, or portions thereof, located within 100 feet of a #wide street#, containing #UAP developments# or #qualifying senior housing#