



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

23-733 - Floor area ratios in R9 and R10 Districts

File generated by <https://zr.planning.nyc.gov> on 6/13/2026

23-733 - Floor area ratios in R9 and R10 Districts

LAST AMENDED

12/5/2024

(a) Floor area ratios in R10 Districts

In R10 Districts, the maximum floor area ratio on a zoning lot shall be 12.0 for qualifying affordable housing or qualifying senior housing and 10.0 for other residences.

(b) Additional floor area regulations in R9 and R10 Districts for buildings with towers

In R9 and R10 Districts, for zoning lots containing a building that is developed or enlarged pursuant to the applicable tower regulations of Section [23-737](#) (Tower regulations), the floor area provisions of Section [23-241](#) (Special tower provisions) shall apply.