

Low Density Residential FAR Table				High Density Residential FAR Table			
District	Standard	QRS	ZR	District	Standard	UAP	ZR
R1-1	0.75*	1.00	23-21	R6 narrow	2.20	3.90	23-22
R1-2	0.75*	1.00	23-21	R6 wide	3.00	3.90	23-22
R1-2A	0.75*	1.00	23-21	R6-1	3.00	3.90	23-22
R2	0.75*	1.00	23-21	R6-2	2.50	3.00	23-22
R2A	0.75*	1.00	23-21	R6A	3.00	3.90	23-22
R2X	1.00	1.00	23-21	R6B	2.00	2.40	23-22
R3-1	0.75*	1.00	23-21	R6D	2.50	3.00	23-22
R3-2	0.75*	1.00	23-21	R7-1 narrow	3.44	5.01	23-22
R3A	0.75*	1.00	23-21	R7-1 wide	4.00	5.01	23-22
R3X	0.75*	1.00	23-21	R7-2 narrow	3.44	5.01	23-22
R4	1.00	1.50	23-21	R7-2 wide	4.00	5.01	23-22
R4-1	1.00	1.50	23-21	R7-3	5.00	6.00	23-22
R4A	1.00	1.50	23-21	R7A	4.00	5.01	23-22
R4B	1.00	1.50	23-21	R7B	3.00	3.90	23-22
R5	1.50	2.00	23-21	R7D	4.66	5.60	23-22
R5A	1.50	2.00	23-21	R7X	5.00	6.00	23-22
R5B	1.50	2.00	23-21	R8	6.02	7.20	23-22
R5D	2.00	2.00	23-21	R8 wide	7.20	8.64**	23-22
<div>Definitions:</div> <div>QRS: Qualifying residential site</div> <div>UAP: Universal Affordability Preference</div>				R8A	6.02	7.20	23-22
				R8B	4.00	4.80	23-22
				R8X	6.02	7.20	23-22
				R9	7.52	9.02	23-22
				R9-1	9.00	10.80	23-22
				R9A	7.52	9.02	23-22
				R9D	9.00	10.80	23-22
				R9X	9.00	10.80	23-22
				R10	10.00	12.00	23-22
				R10A	10.00	12.00	23-22
				R10X	10.00	12.00	23-22
				R11	12.50	15.00	23-22
				R12	15.00	18.00	23-22

* Standard residential FAR is 1.0 in community districts 311,314,315

* For standard #zoning lots# with a #lot area# that exceeds 4,000 square feet, the maximum #residential# #floor area# associated with any single #dwelling unit# shall not exceed an equivalent #floor area ratio# of 0.60.

** Outside Mandatory Inclusionary Housing

[12/05/2024 Zoning Resolution](#)

Based on the New York City Zoning Text as of December 5, 2024. All data presented here is for general information only and should not be relied upon or used as the sole basis for making decisions without consulting primary, more accurate, more complete or more timely sources of information. PropertyScout is not responsible or liable for any decisions made based on the information provided. Consult with an architect or appropriate zoning professional before making financial or legal decisions. Any reliance on the information presented here is at your own risk.