

Zoning Data Tables

ZONING DATA TABLE 1

R1–R3 Lower-Density Residence Districts										
	R1–1	R1–2	R2	R2A	R2X	R3A	R3X	R3–1	R3–2	
Single-family detached residences	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Two-family detached residences	–	–	–	–	–	✓	✓	✓	✓	✓
Semi-detached residences	–	–	–	–	–	–	–	✓	✓	✓
All residences	–	–	–	–	–	–	–	–	–	✓
Residential FAR (max)	0.5	0.5	0.5	0.5	0.85	0.5	0.5	0.5	0.5	0.5
with attic allowance	–	–	–	–	1.02	0.6	0.6	0.6	0.6	0.6
Community facility FAR (max)	0.5 ¹	0.5 ¹	0.5 ¹	0.5 ¹	0.5 ¹	1.0	1.0	1.0	1.0	1.0
Lot width (min)	Detached	100 ft	60 ft	40 ft	40 ft	30 ft	25 ft	35 ft	40 ft	40 ft
	Other	–	–	–	–	–	–	–	18 ft	18 ft
Lot area (min)	Detached	9,500 sf	5,700 sf	3,800 sf	3,800 sf	2,850 sf	2,375 sf	3,325 sf	3,800 sf	3,800 sf
	Other	–	–	–	–	–	–	–	1,700 sf	1,700 sf
Open space ratio (min)	150.0	150.0	150.0	–	–	–	–	–	–	–
Lot coverage (max)	–	–	–	30%	– ²	– ²	– ²	35%	35%	35%
Front yard depth (min)	20 ft	20 ft	15 ft	15 ft ³	15 ft	10 ft ³	10 ft ³	15 ft	15 ft	15 ft
Side yards (number)	Detached	2	2	2	2	2	2 ⁴	2	2	2
	Semi-detached	–	–	–	–	–	–	–	1	1
Total width of side yards (min)	Detached	35 ft	20 ft	13 ft	13 ft	10 ft ⁵	8 ft ⁵	10 ft ⁵	13 ft	13 ft
	Semi-detached	–	–	–	–	–	–	–	8 ft	8 ft
Each side yard (min)	Detached	15 ft	8 ft	5 ft	5 ft	2 ft	–	2 ft	5 ft	5 ft
	Semi-detached	–	–	–	–	–	–	–	–	–
Rear yard depth (min)	30 ft	30 ft	30 ft	30 ft	20 ft	30 ft	30 ft	30 ft	30 ft	30 ft
Perimeter wall height (max)	–	–	–	21 ft	21 ft	21 ft	21 ft	21 ft	21 ft	21 ft
Building height (max)	– ⁶	– ⁶	– ⁶	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft
Off-street parking	1/dwelling unit	1/dwelling unit	1/dwelling unit	1/dwelling unit	1/dwelling unit	1/dwelling unit	1/dwelling unit	1/dwelling unit	1/dwelling unit	1/dwelling unit

¹ Up to 1.0 FAR by special permit

² Governed by yard requirements

³ Front yard must be at least as deep as an adjacent front yard

⁴ Zero lot line buildings require only one side yard, at least 8 feet wide

⁵ Minimum of 8 ft required between buildings on adjacent zoning lots

⁶ Height controlled by sky exposure plane

ZONING DATA TABLE 2

R4–R5 Lower-Density Residence Districts										
		R4	R4-1⁷	R4A⁷	R4B	R4/R5 Infill	R5	R5A	R5B	R5D
Single-family detached residences		✓	✓	✓	✓	✓	✓	✓	✓	✓
Two-family detached residences		✓	✓	✓	✓	✓	✓	✓	✓	✓
Semi-detached residences		✓	✓	–	✓	✓	✓	–	✓	✓
All residences		✓	–	–	✓	✓	✓	–	✓	✓
Residential FAR (max)		0.75	0.75	0.75	0.9	R4: 1.35 R5: 1.65	1.25	1.1	1.35	2.0
with attic allowance		0.9	0.9	0.9	–	–	–	–	–	–
Community Facility FAR (max)		2.0	2.0	2.0	2.0	–	2.0	2.0	2.0	2.0
Lot width (min)	Detached	40 ft	25 ft	30 ft	25 ft	40 ft	40 ft	30 ft	25 ft	25 ft
	Other	18 ft	18 ft	–	18 ft	18 ft	18 ft	–	18 ft	18 ft
Lot area (min)	Detached	3,800 sf	2,375 sf	2,850 sf	2,375 sf	3,800 sf	3,800 sf	2,850 sf	2,375 sf	2,375 sf
	Other	1,700 sf	1,700 sf	–	1,700 sf	1,700 sf	1,700 sf	–	1,700 sf	1,700 sf
Open space ratio (min)		–	–	–	–	–	–	–	–	–
Lot coverage (max)	Corner lot	45%	– ²	– ²	55%	55%	55%	– ²	55%	80%
	Interior lot									60%
Front yard depth (min)		10 ft ¹	10 ft ³	10 ft ³	5 ft ³	18 ft	10 ft ¹	10 ft ³	5 ft ³	5 ft ³
Side yards (number)	Detached	2	2	2	2	2	2	2	2	2 ⁸
	Semi-detached	1	1	–	1	1	1	–	1	1 ⁸
Total width of side yards (min)	Detached	13 ft	8 ft ^{4,5}	10 ft ⁵	8 ft ^{4,5}	13 ft	13 ft	10 ft ⁵	8 ft ^{4,5}	8 ft ^{4,5}
	Semi-detached	8 ft	4 ft ⁵	–	4 ft ⁵	8 ft	8 ft	–	4 ft ⁵	4 ft ⁵
Each side yard (min)	Detached	5 ft	–	2 ft	–	5 ft	5 ft	2 ft	–	–
	Semi-detached	–	–	–	–	–	–	–	–	–
Rear yard depth (min)		30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft
Perimeter wall height (max)		25 ft	25 ft	21 ft	–	R4: 25 ft R5: 30 ft	30 ft ⁶	25 ft	30 ft ⁶	–
Building height (max)		35 ft	35 ft	35 ft	24 ft	R4: 35 ft R5: 33 ft	40 ft	35 ft	33 ft	40 ft
Off-street parking		1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	66% of dwelling units	85% of dwelling units	1 per dwelling unit	66% of dwelling units	66% of dwelling units

¹ If front yard depth exceeds 10 ft, it must be at least 18 feet

² Governed by yard requirements

³ Front yard must be at least as deep as an adjacent front yard; in R4B, R5B & R5D districts, must be as deep as one adjacent front yard but no deeper than the other

⁴ Zero lot line buildings require only one side yard, at least 8 feet wide

⁵ Minimum of 8 ft required between buildings on adjacent zoning lots

⁶ Street wall height in R5 and R5B districts

⁷ Regulations may differ in Lower Density Growth Management Areas

⁸ Side yards not required for existing zoning lots less than 30 feet wide

ZONING DATA TABLE 3

R6–R7 Medium-Density Residence Districts											
		R6HF	R6QH	R6A	R6B	R7HF	R7QH	R7-3 ⁷	R7A	R7B	R7X
Residential FAR (max)	Wide street	0.78–2.43 (range)	3.0 ¹ 2.43 ²	3.0	2.0	0.87–3.44 (range)	4.0 ¹ 3.44 ²	5.0 ⁸	4.0	3.0	5.0
	Narrow street		2.2				3.44				
Community facility FAR		4.8	4.8	3.0	2.0	R7-1: 4.8 R7-2: 6.5	R7-1: 4.8 R7-2: 6.5	5.0	4.0	3.0	5.0
Open space ratio		27.5–37.5 (range)	–	–	–	15.5–25.5 (range)	–	–	–	–	–
Lot coverage (max)	Corner lot	–	80%	80%	80%	–	80%	70%	80%	80%	80%
	Interior lot		65% ¹ 60% ²	65%	60%		65%		65%	65%	70%
Base height (min/max)	Wide street	–	40–60 ft ¹ 40–55 ft ²	40–60 ft	30–40 ft	–	40–65 ft ¹ 40–60 ft ²	65 ft	40–65 ft	40–60 ft	60–85 ft
	Narrow street		30–45 ft				40–60 ft				
Building height (max)	Wide street	Sky exposure plane	70 ft ¹ 65 ft ²	70 ft	50 ft	Sky exposure plane	80 ft ¹ 75 ft ²	185 ft	80 ft	75 ft	125 ft
	Narrow street		55 ft				75 ft				
Rear yard depth (min)		30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft
Off-street parking (min)		70%	50%	50%	50%	R7-1: 60% R7-2: 50%	50%	50%	50%	50%	50%

¹ Wide street outside Manhattan Core

² Wide street within Manhattan Core

ZONING DATA TABLE 4

R8–R10 Higher-Density Residence Districts													
		R8HF	R8QH	R8A	R8B	R8X	R9HF	R9QH R9A	R9-1 ⁷	R9X	R10	R10QH R10A	R10X
Residential FAR (max)	Wide Street	0.94–6.02 (range)	7.2 ¹ 6.02 ²	6.02	4.0	6.02	0.99–7.52 (range)	7.52	9.0	9.0	10.0 ³	10.0 ³	10.0 ³
	Narrow Street		6.02										
Community facility FAR (max)		6.5	6.5	6.5	4.0 ⁴	6.0	10.0	R9QH: 10.0 R9A: 7.5	9.0	9.0	10.0	10.0	10.0
Open space ratio		5.9–11.9 (range)	–	–	–	–	1.0–9.0 (range)	–	–	–	–	–	–
Lot coverage (max)	Corner lot	–	80%	80%	80%	80%	–	80%	70%	80%	–	100%	100%
	Interior lot		70%	70%	70%	70%		70%		70%		70%	70%
Base height (min/max)	Wide street	–	60–85 ft	60–85 ft	55–60 ft	60–85 ft	60–85 ft (wide st)	60–102 ft	90 ft	105–120 ft	60–85 ft (wide st)	125–150 ft	60–85 ft
	Narrow street		60–95 ft					60–120 ft		60–125 ft			
Building height (max)	Wide street	Sky exposure plane	120 ft	120 ft	75 ft	150 ft	Sky exposure plane or tower rules	145 ft	280 ft	170 ft	Tower rules	210 ft	Tower rules
	Narrow street		105 ft					135 ft		160 ft		185 ft	
Rear yard depth (min)		30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft
Off-street parking ⁵ (min)		40%	40%	40%	50% ⁶	40%	40%	40%	40%	40%	40%	40%	40%

¹ Wide street outside Manhattan Core

² Wide street within Manhattan Core

³ Up to 12 FAR with Inclusionary Housing bonus

⁴ 5.10 permitted in Manhattan Community District 8

⁵ Waived within Manhattan Core, except within Special Hudson Yards District

⁶ 40% in Brooklyn

⁷ May be mapped within waterfront areas and Special Mixed Use Districts only; R7-3 may also be mapped in the Special Long Island City Mixed Use District

⁸ In CD1, Brooklyn, 3.75 FAR and up to 5 FAR with Inclusionary Housing bonus

ZONING DATA TABLE 5

Commercial Overlay Floor Area Ratios			
Residential District	Commercial Overlay FAR	Residential FAR	Community Facility FAR¹
R1	1.0	0.5	0.5
R2	1.0	0.5	0.5
R2A	1.0	0.5	0.5
R2X	1.0	0.85 ²	0.5
R3-1	1.0	0.5 ²	1.0
R3-2	1.0	0.5 ²	1.6
R3A	1.0	0.5 ²	1.0
R3X	1.0	0.5 ²	1.0
R4	1.0	0.75 ²	2.0
R4 Infill	1.0	1.35	2.0
R4-1	1.0	0.75 ²	2.0
R4A	1.0	0.75 ²	2.0
R4B	1.0	0.9	2.0
R5	1.0	1.25	2.0
R5 Infill	1.0	1.65	2.0
R5A	1.0	1.1	2.0
R5B	1.0	1.35	2.0
R5D	2.0	2.0	2.0
R6	2.0	0.78–2.43 (range)	4.8
R6A	2.0	3.0	3.0
R6B	2.0	2.0	2.0
R7-1	2.0	0.87–3.44 (range)	4.8
R7-2	2.0	0.87–3.44 (range)	6.5
R7A	2.0	4.0	4.0
R7B	2.0	3.0	3.0
R7X	2.0	5.0	5.0
R8	2.0	0.94–6.02 (range)	6.5
R8A	2.0	6.02	6.5
R8B	2.0	4.0	4.0 ³
R8X	2.0	6.02	6.0
R9	2.0	0.99–7.52 (range)	10.0
R9A	2.0	7.52	7.5
R9X	2.0	9.0	9.0
R10	2.0	10.0 ⁴	10.0
R10A	2.0	10.0 ⁴	10.0
R10X	2.0	10.0 ⁴	10.0 ⁴

¹ FAR is the same for community facility buildings and for buildings with both commercial and community facility uses; in R1 districts, however, the FAR is 1.0 for buildings with commercial and community facility uses

² Up to 20% increase for attic allowance

³ 5.1 in Manhattan Community District 8

⁴ Up to 12.0 FAR with bonus

C1-1 through C1-5 and C2-1 through C2-5 are commercial districts which are mapped as overlays within residential districts. When a commercial overlay is mapped within an R1 through R5 district, except an R5D district, the commercial FAR is 1.0; within an R5D district or an R6 through R10 district, the commercial FAR is 2.0. The residential FAR for a commercial overlay district is determined by the residential district regulations.

ZONING DATA TABLE 6

C1–C4 Commercial Districts: Floor Area Ratios				
	Commercial FAR	Residential FAR	Community Facility FAR	Residential District Equivalent
C1-6	2.0	0.87–3.44 ² (range)	6.5	R7
C1-6A	2.0	4.0	4.0	R7A
C1-7	2.0	0.94–6.02 ³ (range)	6.5	R8
C1-7A	2.0	6.02	6.5	R8A
C1-8	2.0	0.99–7.52 (range)	10.0 ⁶	R9
C1-8A	2.0	7.52	7.5	R9A
C1-8X	2.0	9.0	9.0	R9X
C1-9	2.0	10.0 ⁷	10.0 ⁶	R10
C1-9A	2.0	10.0 ⁷	10.0	R10A
C2-6	2.0	0.87–3.44 ² (range)	6.5	R7
C2-6A	2.0	4.0	4.0	R7A
C2-7	2.0	0.99–7.52 (range)	10.0 ⁶	R9
C2-7A	2.0	7.52	7.5	R9A
C2-7X	2.0	9.0	9.0	R9X
C2-8	2.0	10.0 ⁷	10.0 ⁶	R10
C2-8A	2.0	10.0 ⁷	10.0	R10A
C3	0.5	0.5 ⁵	1.0	R3-2
C3A	0.5	0.5 ⁵	1.0	R3A
C4-1	1.0	1.25	2.0	R5
C4-2	3.4	0.78–2.43 ⁴ (range)	4.8	R6
C4-2A	3.0	3.0	3.0	R6A
C4-2F	3.4	0.94–6.02 ³ (range)	6.5	R8
C4-3	3.4	0.78–2.43 ⁴ (range)	4.8	R6
C4-3A	3.0	3.0	3.0	R6A
C4-4	3.4	0.87–3.44 ² (range)	6.5	R7
C4-4A	4.0	4.0	4.0	R7A
C4-4D	3.4	6.02	6.5	R8A
C4-5	3.4	0.87–3.44 ² (range)	6.5	R7
C4-5A	4.0	4.0	4.0	R7A
C4-5X	4.0	5.0	5.0	R7X
C4-6	3.4	10.0 ^{6,7}	10.0 ⁶	R10
C4-6A	3.4	10.0 ⁷	10.0	R10A
C4-7	10.0 ⁶	10.0 ^{6,7}	10.0 ⁶	R10
C4-7A	10.0	10.0 ⁷	10.0	R10A

C5–C8 Commercial Districts: Floor Area Ratios				
	Commercial FAR	Residential FAR	Community Facility FAR	Residential District Equivalent
C5-1	4.0	10.0 ^{6,7}	10.0 ⁶	R10
C5-1A	4.0	10.0 ⁷	10.0	R10A
C5-2	10.0 ⁶	10.0 ^{6,7}	10.0 ⁶	R10
C5-2A	10.0	10.0 ⁷	10.0	R10A
C5-3	15.0 ⁶	10.0 ^{6,7}	15.0 ⁶	R10
C5-4	10.0 ⁶	10.0 ^{6,7}	10.0 ⁶	R10
C5-5	15.0 ⁶	10.0 ^{6,7}	15.0 ⁶	R10
C6-1	6.0 ⁶	0.87–3.44 ² (range)	6.5 ⁶	R7
C6-1A	6.0	0.78–2.43 ⁴ (range)	6.0 ⁶	R6
C6-2	6.0 ⁶	0.94–6.02 ³ (range)	6.5 ⁶	R8
C6-2A	6.0	6.02	6.5	R8A
C6-3	6.0 ⁶	0.99–7.52 (range)	10.0 ⁶	R9
C6-3A	6.0	7.52	7.5	R9A
C6-3X	6.0	9.0	9.0	R9X
C6-4	10.0 ⁶	10.0 ^{6,7}	10.0 ⁶	R10
C6-4A	10.0	10.0 ⁷	10.0	R10A
C6-4X	10.0	10.0 ⁷	10.0 ⁶	R10X
C6-5	10.0 ⁶	10.0 ^{6,7}	10.0 ⁶	R10
C6-6	15.0 ⁶	10.0 ^{6,7}	15.0 ⁶	R10
C6-7	15.0 ⁶	10.0 ^{6,7}	15.0 ⁶	R10
C6-8	10.0 ⁶	10.0 ^{6,7}	10.0 ⁶	R10
C6-9	15.0 ⁶	10.0 ^{6,7}	15.0 ⁶	R10
C7	2.0	–	–	–
C8-1	1.0	–	2.4	–
C8-2	2.0	–	4.8	–
C8-3	2.0	–	6.5	–
C8-4	5.0	–	6.5	–

¹ In C1 to C6 districts, nursing homes and non-profit residential facilities limited to residential FAR, except by special permit
² 4.0 FAR on wide streets outside Manhattan Core under Quality Housing Program
³ 7.2 FAR on wide streets outside Manhattan Core under Quality Housing Program
⁴ 3.0 FAR on wide street outside Manhattan Core; 2.43 on wide street within the Manhattan Core; 2.2 on narrow streets (under Quality Housing Program)
⁵ Up to 20% increase for attic allowance
⁶ Up to 20% increase for a plaza bonus
⁷ Up to 12 FAR with Inclusionary Housing bonus

ZONING DATA TABLE 7

MANUFACTURING DISTRICTS FLOOR AREA RATIOS			
	Manufacturing FAR	Commercial FAR	Community Facility FAR¹
M1-1 ²	1.0	1.0	2.4
M1-2	2.0	2.0	4.8
M1-3	5.0	5.0	6.5
M1-4	2.0	2.0	6.5
M1-5	5.0	5.0	6.5
M1-5A ³	5.0	5.0	6.5
M1-5B ³	5.0	5.0	6.5
M1-5M ⁴	5.0	5.0	6.5
M1-6	10.0 ⁵	10.0 ⁵	10.0 ⁵
M1-6M ⁴	10.0 ⁵	10.0 ⁵	10.0 ⁵
M2-1	2.0	2.0	–
M2-2	5.0	5.0	–
M2-3	2.0	2.0	–
M2-4	5.0	5.0	–
M3-1	2.0	2.0	–
M3-2	2.0	2.0	–

¹ Only community facilities in Use Group 4 permitted

² In M1 districts with a D suffix, new housing permitted by authorization

³ Joint living-work quarters for artists permitted

⁴ Residential conversions permitted under specified conditions

⁵ Up to 12.0 FAR with bonus