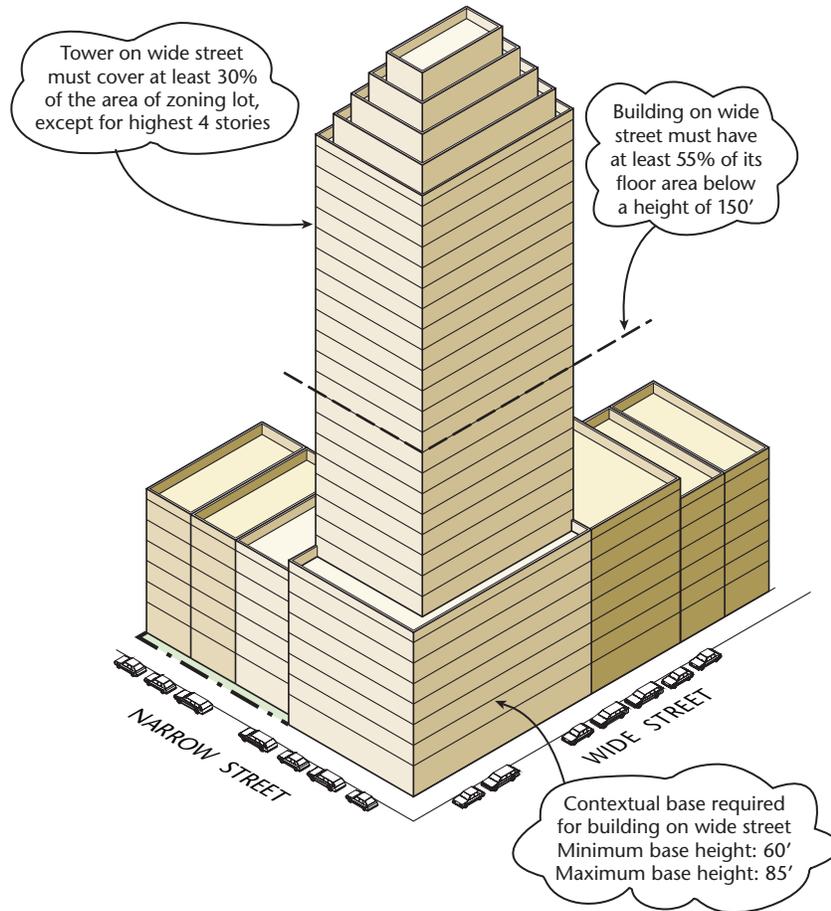


R10

R10 Tower-on-a-Base

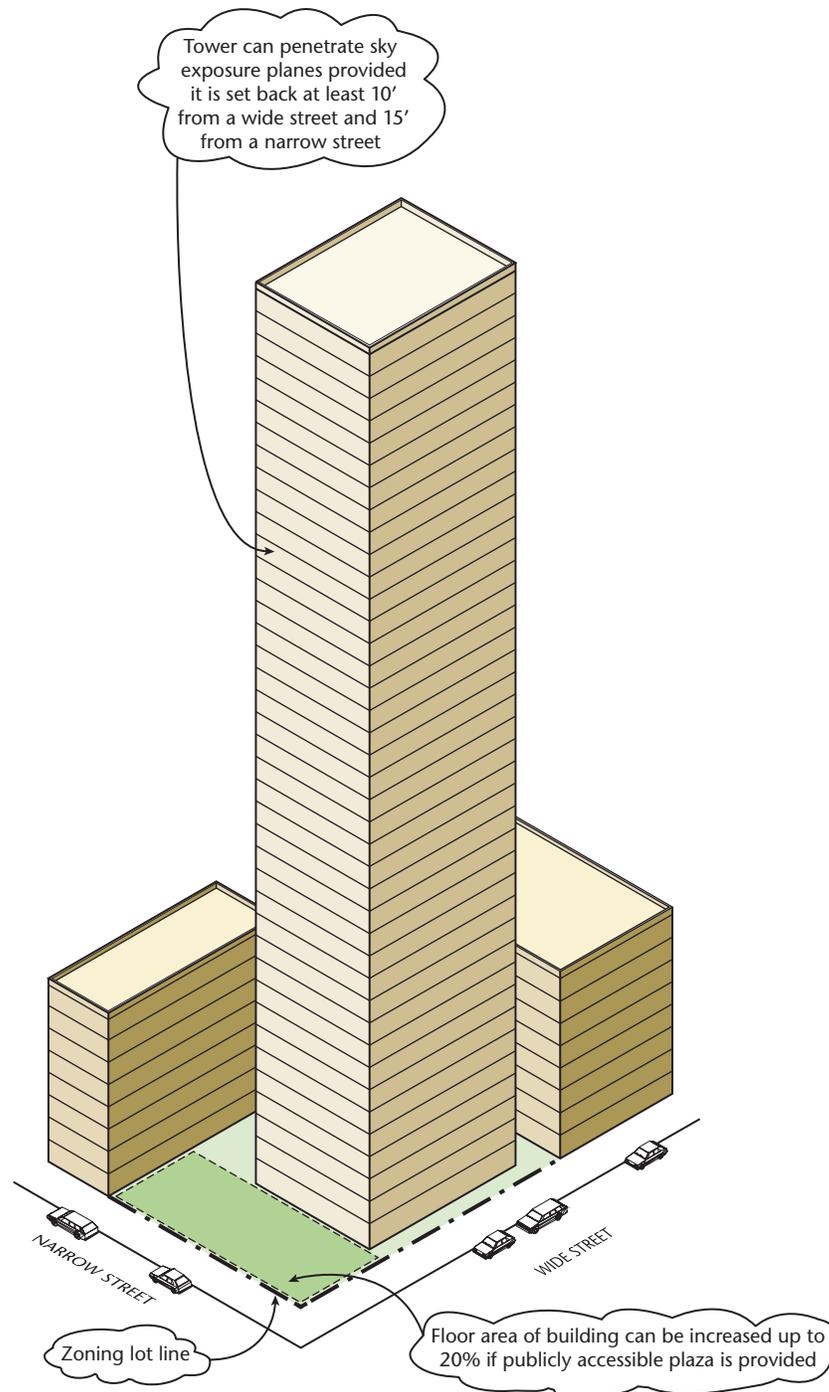


R10 General Residence District: Tower-on-a-Base					
R10 & equivalent districts	Districts		FAR	Base Height (min/max)	Tower Lot Coverage (min/max)
		R10	C1-9 C2-8	10.0 ¹	60-85 ft ²

¹ 12 FAR with Inclusionary Housing bonus

² Applicable on wide streets only

R10 Towers in Primarily Commercial Districts



R10 Tower in Commercial Districts				
R10 equivalent districts	Districts	FAR	Tower Lot Coverage (max)	Required Parking (min)
	C4-6 C4-7 C5 C6-4 through C6-9	10.0 ¹	40% ²	40% ³

¹ 12 FAR with Inclusionary Housing or plaza bonus

² Up to 50% on zoning lots less than 20,000 square feet

³ Waived in Manhattan Core except for the Special Hudson Yards District