



R10 General Residence District: Tower-on-a-Base				
R10 ¹	FAR (max)	Base Height (min/max)	Tower Lot Coverage (min/max)	Required Parking ⁴ (min)
		10.0 ²	60–85 ft	30%–40% ³

¹ Commercial districts with an R10 residential district equivalent are C1-9, C2-8, C4-6, C4-7, C5, C6-4, C6-5, C6-6, C6-7, C6-8 and C6-9

² Up to 12.0 FAR with Inclusionary Housing Program bonus

³ Up to 50% for a zoning lot smaller than 20,000 square feet

⁴ Waived in Manhattan Core and Long Island City

⁵ 20% if zoning lot is between 10,001 and 15,000; waived if zoning lot is 10,000 square feet or less, or if 15 or fewer spaces required