



R10 General Residence District: Quality Housing Regulations							
R10 ¹		FAR (max)	Lot coverage (max)		Base Height (min/max)	Building Height (max)	Required Parking ³ (min)
			Corner Lot	Interior/Through Lot			
			Wide Street	10.0 ²	100%	70%	125 ft–150 ft
Narrow Street				60 ft–125 ft	185 ft		

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 Waived in Manhattan Core and Long Island City

⁴ 20% if zoning lot is between 10,001 and 15,000 square feet; waived if zoning lot is 10,000 square feet or less, or if 15 or fewer spaces required