



R7 Quality Housing Option							
R7		FAR <sup>3</sup> (max)	Lot Coverage (max)		Base Height (min/max)	Building Height (max)	Required Parking <sup>4</sup> (min)
			Corner Lot	Interior/Through Lot			
	Wide Street <sup>1</sup>	4.0	80%	65%	40–65 ft	80 ft	50% of dwelling units
	Narrow Street <sup>2</sup>	3.44			40–60 ft	75 ft	

<sup>1</sup> Outside the **Manhattan Core**

<sup>2</sup> Includes wide streets within the **Manhattan Core**

<sup>3</sup> 4.6 with **Inclusionary Housing designated area** bonus on a wide street in an R7-2 district; 3.6 on a narrow street

<sup>4</sup> On zoning lot 10,000 square feet or less, 30% in R7-1 districts and waived in R7-2 districts; on zoning lot between 10,001 and 15,000 square feet, 30% in R7-2 districts. In R7-1 districts, waived if 5 or fewer spaces required; in R7-2 districts, waived if 15 or fewer spaces required