



R9A General Residence District							
R9A		FAR (max)	Lot Coverage (max)		Base Height (min/max)	Building Height (max)	Required Parking ² (min)
	Wide Street	7.52 ¹	Corner Lot	Interior/Through Lot	60–102 ft	145 ft	40% of dwelling units ³
	Narrow Street		80%	70%	60–95 ft	135 ft	

¹ 8.5 FAR with **Inclusionary Housing designated area** bonus

² Waived in **Manhattan Core** and Long Island City

³ 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