



R6 Quality Housing Option							
R6		FAR (max)	Lot Coverage (max)		Base Height (min/max)	Building Height (max)	Required Parking <sup>4</sup> (min)
	Wide Street <sup>1</sup>	3.0 <sup>3</sup>	Corner Lot	Interior/Through Lot	40–60 ft	70 ft	50% of dwelling units
	Wide Street <sup>2</sup>	2.43	80%	60%	40–55 ft	65 ft	
	Narrow Street	2.2 <sup>3</sup>	80%	60%	30–45 ft	55 ft	

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

<sup>2</sup> Within the **Manhattan Core**

<sup>3</sup> 3.6 FAR with **Inclusionary Housing designated area** bonus on a wide street; 2.42 FAR on a narrow street

<sup>4</sup> Waived if 5 or fewer spaces required