



R10 General Residence District: Tower-on-a-Base				
R10 <sup>1</sup>	FAR (max)	Base Height (min/max)	Tower Lot Coverage (min/max)	Required Parking <sup>4</sup> (min)
	10.0 <sup>2</sup>	60–85 ft	30%–40% <sup>3</sup>	40% of dwelling units <sup>5</sup>

<sup>1</sup> 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

<sup>2</sup> Up to 12.0 FAR with Inclusionary Housing Program bonus

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

<sup>4</sup> Waived in Manhattan Core and Long Island City

<sup>5</sup> 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