



R10A General Residence District: Quality Housing Regulations							
R10A ¹		FAR	Lot coverage (max)		Base Height	Building Height	Required Parking ³
		(max)	Corner Lot	Interior/Through Lot	(min/max)	(max)	(min)
	Wide Street	10.0 ²	100%	70%	125 ft–150 ft	210 ft	40% of dwelling units ⁴
	Narrow Street				60 ft–125 ft	185 ft	

¹ Commercial districts with an R10A residential district equivalent are C1-9A, C2-8A, C4-6A, C4-7A, C5-1A, C5-2A and C6-4A

² Up to 12.0 FAR with Inclusionary Housing Program bonus

³ Waived in Manhattan Core

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