



R9 General Residence District: Tower Regulations				
R9	FAR Range	OSR Range	Tower Height	Required Parking ² (min)
	0.99–7.52 ¹	1.0–9.0	Governed by lot coverage and open space requirements	40% of dwelling units ³

¹ 8.0 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