Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution

Article I
General Provisions

Chapter 1
Title, Establishment of Controls and Interpretation of Regulations

* * *

11-10
ESTABLISHMENT AND SCOPE OF CONTROLS, ESTABLISHMENT OF DISTRICTS,
AND INCORPORATION OF MAPS

* * *

11-12
Establishment of Districts

* * *

11-122
Districts established

In order to carry out the purposes and provisions of this Resolution, the following districts are hereby established:

Residence Districts

* * *

R6 General Residence District
R6-1 General Residence District
R6A General Residence District

* * *

Article II
RESIDENCE DISTRICT REGULATIONS

Chapter 3
Residential Bulk Regulations in Residence Districts

* * *

23-10
OPEN SPACE AND FLOOR AREA REGULATIONS
R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

* * *

23-15
Open Space and Floor Area Regulations in R6 through R10 Districts
R6 R7 R8 R9 R10

* * *

23-154
Inclusionary Housing

For #developments# or #enlargements# providing #affordable housing# pursuant to the Inclusionary Housing Program, as set forth in Section 23-90, inclusive, the maximum #floor area ratio# permitted in R10 Districts outside of #Inclusionary Housing designated areas# shall be as set forth in paragraph (a) of this Section, and the maximum #floor area ratio# in the #Inclusionary Housing designated areas# existing on March 22, 2016, shall be as set forth in paragraph (b) of this Section. Special provisions for specified #Inclusionary Housing designated areas# are set forth in paragraph (c) of this Section. Special #floor area# provisions for #zoning lots# in #Mandatory Inclusionary Housing areas# are set forth in paragraph (d) of this Section. The maximum #lot coverage# shall be as set forth in Section 23-153 (For Quality Housing buildings) for the applicable zoning district, except as modified in this Section. For the purpose of this Section, defined terms include those set forth in Sections 12-10 and 23-911.

* * *

(d) Special #floor area# provisions for #zoning lots# in #Mandatory Inclusionary Housing areas#

For #zoning lots# in #Mandatory Inclusionary Housing areas#, the following provisions shall apply:

* * *

(2) Maximum #floor area ratio# and #lot coverage#

The maximum #floor area ratio# for the applicable zoning district in #Inclusionary Housing designated areas# set forth in paragraph (b) of this Section and the maximum #lot coverage# for the applicable zoning district set forth in Section 23-153 shall apply to any #MIH development#, except:

(i) in an R6 District, without a letter or number suffix, the maximum #floor area ratio# for any #MIH development# shall be 3.6 in the following areas:

(a) Mandatory Inclusionary Housing Program Area 1, as of May 24, 2017, in Community District 9 in the Borough of the Bronx; and

(b) Mandatory Inclusionary Housing Program Area 2, as of September 7, 2017, in Community District 14 in the Borough of Queens.

(ii) in an R6-1 District, the maximum #floor area ratio# for any #MIH development# shall be 3.6, and the maximum #lot coverage# for #interior lots# or #through lots# shall be 65 percent;

(iii) in an R7-1 or R7-2 District, the maximum #floor area ratio# for any #MIH development# shall be 4.6, except that the maximum #floor area ratio# for an R7-2 District in a #Mandatory Inclusionary Housing area# in Community District 5, Borough of Brooklyn, mapped on or before April 20, 2016, shall be as set forth in paragraph (b) of this Section; and

~~(iii)~~(iv) in an R7-3 or R7X District, the maximum #floor area ratio# for any #MIH development# shall be 6.0.

* * *

23-155
Affordable independent residences for seniors

R6 R7 R8 R9 R10

In the districts indicated, for #buildings# complying with the height and setback regulations for #Quality Housing buildings# set forth in Section 23-66, the maximum #floor area ratio# for #affordable independent residences for seniors# shall be as set forth in the table in this Section, and the maximum #lot coverage# shall be as set forth in Section 23-153 (For Quality Housing buildings), as applicable. However, in an R6-1 District, the maximum #lot coverage# for #interior lots# or #through lots# shall be 65 percent.

For #buildings# in R6, R7, R8, R9 or R10 Districts without a letter suffix, utilizing the basic #bulk# regulations, the maximum #floor area ratio# and the minimum #open space ratio# for #affordable independent residences for seniors# shall be as set forth for #residential uses# in Sections 23-151 (Basic regulations for R6 through R9 Districts) and 23-152 (Basic regulations for R10 Districts), as applicable.

* * *