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{
  "R2": {
    "zone_id": "R2",
    "zone_type": "Low-Density Residential District",
    "description": "R2 is a low-density residential district that permits only single-family detached",
    "use": {
      "primary_use_groups": [
        "Use Group 1 (Residential)",
        "Use Group 3 & 4 (Community Facility)"
      ],
      "allowed_uses": [
        "Single-family detached residences",
        "Community facility uses",
        "Accessory uses"
      ],
      "prohibited_uses": [
        "Semi-detached residences",
        "Attached residences",
        "Two-family residences",
        "Multiple dwellings",
        "Commercial uses (unless in overlay district)"
      ]
    },
    "bulk": {
      "far": {
        "residential": 0.5,
        "commercial": null,
        "community_facility": 1,
        "manufacturing": null
      },
      "lot_coverage_percent": {
        "interior_lot": 40,
        "corner_lot": 80,
        "community_facility": null
      },
      "height_and_setbacks": {
        "base_height_min_ft": null,
        "base_height_max_ft": 25,
        "max_building_height_ft": 35,
        "street_wall_requirements": {
          "min_street_wall_height_ft": null,
          "max_street_wall_height_ft": null,
          "min_street_wall_coverage_percent": null
        },
        "setbacks": {
          "setback_above_base_height_street_ft": null,
          "setback_above_base_height_yard_ft": null
        },
        "sky_exposure_plane": {
          "ratio_horizontal": 1,
          "ratio_vertical": 1,
          "starts_at_base_height_ft": 25,
          "applies_on": [
            "Front lot line",
            "Rear lot line",
            "Side lot lines"
          ]
        }
      },
      "yard_requirements": {
        "front_yard_min_ft": 15,
        "side_yard_min_ft": 5,

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    "rear_yard_min_ft": 30,
    "corner_lot_exceptions": "One front yard may be 5 feet shallower; total side yards must be 13 f
  },
  "parking": {
    "required_spaces_per_dwelling_unit": 1,
    "waiver_threshold_dwelling_units": null,
    "bike_parking_required": false
  },
  "contextual": {
    "is_contextual_district": false,
    "quality_housing_applicable": false,
    "quality_housing_alt_max_height_ft": null
  },
  "bonuses": {
    "inclusionary_housing": {
      "eligible": false,
      "program_types": [],
      "max_far_bonus": null,
      "requirements": {
        "min_affordable_share_percent": null,
        "ami_target": null
      }
    },
    "public_plaza": {
      "eligible": false,
      "max_far_bonus": null
    }
  },
  "tdr_and_zoning_lot": {
    "tdr_allowed": false,
    "notes": "Transfer of development rights generally not applicable to R2 districts"
  },
  "overrides": {
    "special_purpose_districts": [
      {
        "district_id": "Various",
        "name": "Special Purpose Districts may modify underlying R2 regulations",
        "rule_refs": [
          "Article VI (Special Purpose Districts)",
          "Article VIII through XIV (Specific Special Districts)"
        ]
      }
    ],
    "historic_district_modifier_applicable": true
  },
  "metadata": {
    "zoning_resolution_section_refs": [
      "ZR 22-111 (Use Group I)",
      "ZR 22-13 (Use Group III & IV - Community Facilities)",
      "ZR 23-11 (Lot Area and Lot Width Regulations)",
      "ZR 23-21 (Floor Area Regulations)",
      "ZR 23-32 (Front Yard Requirements)",
      "ZR 23-33 (Side Yard Requirements)",
      "ZR 23-34 (Rear Yard Requirements)",
      "ZR 23-36 (Maximum Lot Coverage)",
      "ZR 23-42 (Height and Setback Requirements)",
      "ZR 25-00 (Accessory Off-Street Parking)"
    ],
    "effective_since": "December 15, 1961",
    "last_updated": "December 5, 2024",
    "version": "Current as of City of Yes for Housing Opportunity amendments"
  }
},
"R4": {
  "zone_id": "R4",

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"zone_type": "Low-Density Residential",
"description": "R4 districts allow all types of housing at a slightly higher density than R3-2 di
"use": {
  "primary_use_groups": [
    "Residential",
    "Community Facility"
  ],
  "allowed_uses": [
    "Single-family detached",
    "Two-family detached",
    "Semi-detached",
    "Attached",
    "Multifamily residential",
    "Community facility uses"
  ],
  "prohibited_uses": [
    "Commercial uses",
    "Manufacturing uses",
    "Heavy industrial"
  ]
},
"bulk": {
  "far": {
    "residential": 0.75,
    "commercial": null,
    "community_facility": 0.75,
    "manufacturing": null
  },
  "lot_coverage_percent": {
    "interior_lot": 60,
    "corner_lot": 80,
    "community_facility": null
  },
  "height_and_setbacks": {
    "base_height_min_ft": null,
    "base_height_max_ft": 25,
    "max_building_height_ft": 35,
    "street_wall_requirements": {
      "min_street_wall_height_ft": null,
      "max_street_wall_height_ft": 25,
      "min_street_wall_coverage_percent": null
    },
    "setbacks": {
      "setback_above_base_height_street_ft": "Required above 25 ft perimeter wall",
      "setback_above_base_height_yard_ft": "Sloping plane or pitched roof required"
    },
    "sky_exposure_plane": {
      "ratio_horizontal": null,
      "ratio_vertical": null,
      "starts_at_base_height_ft": 25,
      "applies_on": [
        "Perimeter walls",
        "Pitched roof structures"
      ]
    }
  },
  "yard_requirements": {
    "front_yard_min_ft": 10,
    "side_yard_min_ft": 5,
    "rear_yard_min_ft": 30,
    "corner_lot_exceptions": "One front yard may be 5 feet shallower; maximum lot coverage 80%"
  },
  "parking": {
    "required_spaces_per_dwelling_unit": 1,
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    "waiver_threshold_dwelling_units": null,
    "bike_parking_required": false
  },
  "contextual": {
    "is_contextual_district": false,
    "quality_housing_applicable": false,
    "quality_housing_alt_max_height_ft": null
  },
  "bonuses": {
    "inclusionary_housing": {
      "eligible": true,
      "program_types": [
        "Qualifying residential sites"
      ],
      "max_far_bonus": 0.5,
      "requirements": {
        "min_affordable_share_percent": 0,
        "ami_target": "Varies by program"
      }
    },
    "public_plaza": {
      "eligible": false,
      "max_far_bonus": null
    }
  },
  "tdr_and_zoning_lot": {
    "tdr_allowed": false,
    "notes": "No transfer of development rights provisions for standard R4 districts"
  },
  "overrides": {
    "special_purpose_districts": [
      {
        "district_id": "R4-Infill",
        "name": "Predominantly Built-Up Areas (Infill Housing)",
        "rule_refs": [
          "Section 12-10 (Definition)",
          "FAR 1.35, Lot Coverage 55%"
        ]
      }
    ]
  },
  "historic_district_modifier_applicable": true
},
"metadata": {
  "zoning_resolution_section_refs": [
    "Article II, Chapter 3",
    "Section 23-11 (Lot Area and Width)",
    "Section 23-21 (Floor Area Ratio)",
    "Section 23-32 (Front Yard Requirements)",
    "Section 23-33 (Side Yard Requirements)",
    "Section 23-34 (Rear Yard Requirements)",
    "Section 23-42 (Height and Setback Requirements)"
  ],
  "effective_since": "December 15, 1961",
  "last_updated": "December 5, 2024",
  "version": "Latest amendments through 2024"
},
"C4-4D": {
  "zone_id": "C4-4D",
  "zone_type": "General Commercial Contextual District",
  "description": "C4-4D is a contextual commercial district for regional shopping centers outside c",
  "use": {
    "primary_use_groups": [
      "Commercial",
      "Residential",

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    "Community Facility"
  ],
  "allowed_uses": [
    "Use Group 3 (Community facilities - schools, libraries, museums)",
    "Use Group 4 (Community facilities - houses of worship, hospitals, health care)",
    "Use Group 5 (Transient hotels)",
    "Use Group 6 (Local retail - food stores, clothing, services)",
    "Use Group 8 (Entertainment - theaters, bowling alleys)",
    "Use Group 9 (Business services)",
    "Use Group 10 (Large retail - department stores)",
    "Use Group 12 (Large entertainment - arenas, skating rinks)",
    "Residential buildings (following R8A regulations)"
  ],
  "prohibited_uses": [
    "Use Group 7 (Home maintenance and repair services)",
    "Manufacturing uses",
    "Adult establishments"
  ]
},
"bulk": {
  "far": {
    "residential": 6.02,
    "commercial": 3.4,
    "community_facility": 6.4,
    "manufacturing": null
  },
  "lot_coverage_percent": {
    "interior_lot": null,
    "corner_lot": null,
    "community_facility": null
  },
  "height_and_setbacks": {
    "base_height_min_ft": 60,
    "base_height_max_ft": 85,
    "max_building_height_ft": 120,
    "street_wall_requirements": {
      "min_street_wall_height_ft": 60,
      "max_street_wall_height_ft": 85,
      "min_street_wall_coverage_percent": 70
    },
    "setbacks": {
      "setback_above_base_height_street_ft": 10,
      "setback_above_base_height_yard_ft": 15
    },
    "sky_exposure_plane": {
      "ratio_horizontal": null,
      "ratio_vertical": null,
      "starts_at_base_height_ft": null,
      "applies_on": [
        "Not applicable - Quality Housing regulations govern"
      ]
    }
  },
  "yard_requirements": {
    "front_yard_min_ft": 0,
    "side_yard_min_ft": 0,
    "rear_yard_min_ft": 20,
    "corner_lot_exceptions": "Side yards optional but if provided: minimum 8 feet wide OR minimum 5"
  },
  "parking": {
    "required_spaces_per_dwelling_unit": 0.4,
    "waiver_threshold_dwelling_units": 15,
    "bike_parking_required": true
  },

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"contextual": {
  "is_contextual_district": true,
  "quality_housing_applicable": true,
  "quality_housing_alt_max_height_ft": 120
},
"bonuses": {
  "inclusionary_housing": {
    "eligible": true,
    "program_types": [
      "Voluntary Inclusionary Housing (VIH)",
      "Mandatory Inclusionary Housing (MIH) where designated"
    ],
    "max_far_bonus": 1.25,
    "requirements": {
      "min_affordable_share_percent": 20,
      "ami_target": "80% AMI or less"
    }
  },
  "public_plaza": {
    "eligible": true,
    "max_far_bonus": "6 square feet bonus per 1 square foot of plaza"
  }
},
"tdr_and_zoning_lot": {
  "tdr_allowed": false,
  "notes": "TDR generally not applicable to C4 districts"
},
"overrides": {
  "special_purpose_districts": [
    {
      "district_id": "DJ",
      "name": "Special Downtown Jamaica District",
      "rule_refs": [
        "Article IX, Chapter 7",
        "Section 97-414"
      ]
    }
  ],
  "historic_district_modifier_applicable": true
},
"metadata": {
  "zoning_resolution_section_refs": [
    "Article III, Chapter 4 (Commercial District Bulk Regulations)",
    "Article II, Chapter 3 (R8A Residential Equivalent)",
    "Section 34-112 (Residential Bulk Regulations)",
    "Section 33-12 (Maximum Floor Area Ratio)",
    "Section 23-00 (Quality Housing Program)"
  ],
  "effective_since": "Various dates - contextual districts established through neighborhood rezor",
  "last_updated": "2024-12-05",
  "version": "Post City of Yes for Housing Opportunity"
},
"R5": {
  "zone_id": "R5",
  "zone_type": "Low-Density Residential District",
  "description": "R5 districts allow a variety of housing types at higher density than R3-2 and R4",
  "use": {
    "primary_use_groups": [
      "Use Group 1",
      "Use Group 2"
    ],
    "allowed_uses": [
      "Single-family detached",
      "Single-family semi-detached",

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    "Single-family attached",
    "Two-family detached",
    "Two-family semi-detached",
    "Two-family attached",
    "Multi-family residences",
    "Community facility uses"
  ],
  "prohibited_uses": [
    "Manufacturing uses",
    "Most commercial uses (except in overlay districts)"
  ]
},
"bulk": {
  "far": {
    "residential": 1.25,
    "commercial": null,
    "community_facility": 2,
    "manufacturing": null
  },
  "lot_coverage_percent": {
    "interior_lot": 55,
    "corner_lot": 55,
    "community_facility": null
  },
  "height_and_setbacks": {
    "base_height_min_ft": null,
    "base_height_max_ft": 30,
    "max_building_height_ft": 40,
    "street_wall_requirements": {
      "min_street_wall_height_ft": null,
      "max_street_wall_height_ft": 30,
      "min_street_wall_coverage_percent": null
    },
    "setbacks": {
      "setback_above_base_height_street_ft": 15,
      "setback_above_base_height_yard_ft": 15
    },
    "sky_exposure_plane": {
      "ratio_horizontal": null,
      "ratio_vertical": null,
      "starts_at_base_height_ft": 30,
      "applies_on": [
        "Buildings above 30 feet height"
      ]
    }
  }
},
"yard_requirements": {
  "front_yard_min_ft": 10,
  "side_yard_min_ft": 5,
  "rear_yard_min_ft": 30,
  "corner_lot_exceptions": "Corner lots do not have rear yards; they have 2 side yards and 2 front yards"
},
"parking": {
  "required_spaces_per_dwelling_unit": 0.85,
  "waiver_threshold_dwelling_units": 75,
  "bike_parking_required": false
},
"contextual": {
  "is_contextual_district": false,
  "quality_housing_applicable": false,
  "quality_housing_alt_max_height_ft": null
},
"bonuses": {
  "inclusionary_housing": {

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    "eligible": true,
    "program_types": [
      "Mandatory Inclusionary Housing (MIH) in designated areas"
    ],
    "max_far_bonus": null,
    "requirements": {
      "min_affordable_share_percent": null,
      "ami_target": "Varies by MIH area"
    }
  },
  "public_plaza": {
    "eligible": false,
    "max_far_bonus": null
  }
},
"tdr_and_zoning_lot": {
  "tdr_allowed": false,
  "notes": "Standard zoning lot merger regulations apply"
},
"overrides": {
  "special_purpose_districts": [
    {
      "district_id": "Various",
      "name": "Special Purpose Districts may modify R5 regulations",
      "rule_refs": [
        "Article VI - Special Regulations",
        "Check specific special district provisions"
      ]
    }
  ],
  "historic_district_modifier_applicable": true
},
"metadata": {
  "zoning_resolution_section_refs": [
    "Article II, Chapter 2 (Use Regulations)",
    "Article II, Chapter 3 (Bulk Regulations)",
    "Section 23-21 (Floor Area Ratio)",
    "Section 23-42 (Height and Setback Requirements)",
    "Section 25-21 (Parking Requirements)"
  ],
  "effective_since": "1961-12-15",
  "last_updated": "2024-12-05",
  "version": "Current NYC Zoning Resolution"
}
},
"R6": {
  "zone_id": "R6",
  "zone_type": "Medium-Density Residential District",
  "description": "R6 districts are appropriate for medium-density housing. Typical R6 development r",
  "use": {
    "primary_use_groups": [
      "Residential",
      "Community Facility"
    ],
    "allowed_uses": [
      "Single-family detached",
      "Two-family detached",
      "Multiple dwelling residences",
      "Community facility uses"
    ],
    "prohibited_uses": [
      "Manufacturing",
      "Most commercial uses (unless in commercial overlay district)"
    ]
  }
},

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"bulk": {
  "far": {
    "residential": 2.2,
    "commercial": 2,
    "community_facility": 2,
    "manufacturing": 0
  },
  "lot_coverage_percent": {
    "interior_lot": 80,
    "corner_lot": 100,
    "community_facility": 80
  },
  "height_and_setbacks": {
    "base_height_min_ft": 30,
    "base_height_max_ft": 45,
    "max_building_height_ft": 55,
    "street_wall_requirements": {
      "min_street_wall_height_ft": 30,
      "max_street_wall_height_ft": 45,
      "min_street_wall_coverage_percent": 70
    },
    "setbacks": {
      "setback_above_base_height_street_ft": 15,
      "setback_above_base_height_yard_ft": 15
    },
    "sky_exposure_plane": {
      "ratio_horizontal": 2.7,
      "ratio_vertical": 1,
      "starts_at_base_height_ft": 60,
      "applies_on": [
        "Front lot line",
        "Street line"
      ]
    }
  },
  "yard_requirements": {
    "front_yard_min_ft": 0,
    "side_yard_min_ft": 5,
    "rear_yard_min_ft": 20,
    "corner_lot_exceptions": "No front yard required; side yard of 5 ft if open area provided along"
  },
  "parking": {
    "required_spaces_per_dwelling_unit": 0.25,
    "waiver_threshold_dwelling_units": 15,
    "bike_parking_required": true
  },
  "contextual": {
    "is_contextual_district": false,
    "quality_housing_applicable": true,
    "quality_housing_alt_max_height_ft": 70
  },
  "bonuses": {
    "inclusionary_housing": {
      "eligible": true,
      "program_types": [
        "Universal Affordability Preference (UAP)"
      ],
      "max_far_bonus": 1.7,
      "requirements": {
        "min_affordable_share_percent": 30,
        "ami_target": "60% AMI average"
      }
    },
    "public_plaza": {
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    "eligible": false,
    "max_far_bonus": 0
  },
  "tdr_and_zoning_lot": {
    "tdr_allowed": false,
    "notes": "Transfer of development rights generally not permitted in R6 districts unless within
  },
  "overrides": {
    "special_purpose_districts": [
      {
        "district_id": "Varies",
        "name": "Multiple Special Purpose Districts may modify R6 regulations",
        "rule_refs": [
          "Article VIII, IX, X, XI, XII, XIII, XIV",
          "Section 23-44"
        ]
      }
    ],
    "historic_district_modifier_applicable": true
  },
  "metadata": {
    "zoning_resolution_section_refs": [
      "ZR 23-22",
      "ZR 23-43",
      "ZR 23-30",
      "ZR 25-00"
    ],
    "effective_since": "December 15, 1961",
    "last_updated": "December 5, 2024",
    "version": "As amended by City of Yes for Housing Opportunity"
  }
},
"R6A": {
  "zone_id": "R6A",
  "zone_type": "Contextual Residential District",
  "description": "Medium-density residential district with mandatory Quality Housing regulations, t
  "use": {
    "primary_use_groups": [
      "Residential",
      "Community Facility"
    ],
    "allowed_uses": [
      "Multi-family dwellings",
      "Apartment buildings",
      "Community facilities"
    ],
    "prohibited_uses": [
      "Manufacturing",
      "Heavy commercial",
      "Industrial uses"
    ]
  },
  "bulk": {
    "far": {
      "residential": 3,
      "commercial": null,
      "community_facility": 4.8,
      "manufacturing": null
    },
    "lot_coverage_percent": {
      "interior_lot": 65,
      "corner_lot": 80,
      "community_facility": 80
    }
  },

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    "height_and_setbacks": {
      "base_height_min_ft": 40,
      "base_height_max_ft": 60,
      "max_building_height_ft": 70,
      "street_wall_requirements": {
        "min_street_wall_height_ft": 40,
        "max_street_wall_height_ft": 60,
        "min_street_wall_coverage_percent": null
      },
      "setbacks": {
        "setback_above_base_height_street_ft": 10,
        "setback_above_base_height_yard_ft": 15
      },
      "sky_exposure_plane": {
        "ratio_horizontal": null,
        "ratio_vertical": null,
        "starts_at_base_height_ft": null,
        "applies_on": []
      }
    },
  },
  "yard_requirements": {
    "front_yard_min_ft": 0,
    "side_yard_min_ft": 0,
    "rear_yard_min_ft": 20,
    "corner_lot_exceptions": "No front or side yards required for corner lots; for lots 40+ feet wi
  },
  "parking": {
    "required_spaces_per_dwelling_unit": 0.5,
    "waiver_threshold_dwelling_units": 5,
    "bike_parking_required": true
  },
  "contextual": {
    "is_contextual_district": true,
    "quality_housing_applicable": true,
    "quality_housing_alt_max_height_ft": 70
  },
  "bonuses": {
    "inclusionary_housing": {
      "eligible": true,
      "program_types": [
        "Universal Affordability Preference (UAP)",
        "Mandatory Inclusionary Housing (MIH)"
      ],
      "max_far_bonus": 0.9,
      "requirements": {
        "min_affordable_share_percent": null,
        "ami_target": "60% AMI average"
      }
    },
    "public_plaza": {
      "eligible": false,
      "max_far_bonus": 0
    }
  },
  "tdr_and_zoning_lot": {
    "tdr_allowed": false,
    "notes": "Transfer of development rights not typically allowed in contextual residential distri
  },
  "overrides": {
    "special_purpose_districts": [
      {
        "district_id": "Various",
        "name": "May be subject to special district regulations where mapped",
        "rule_refs": [

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        "Article VI, VIII-XIV",
        "Zoning Resolution Special Purpose District Chapters"
    ]
}
],
"historic_district_modifier_applicable": true
},
"metadata": {
    "zoning_resolution_section_refs": [
        "ZR 23-011",
        "ZR 23-22",
        "ZR 23-153",
        "ZR 23-432",
        "ZR 23-662",
        "Article II, Chapter 3",
        "Article II, Chapter 8"
    ],
    "effective_since": "Pre-2024",
    "last_updated": "December 5, 2024",
    "version": "City of Yes for Housing Opportunity (Effective Dec 5, 2024)"
}
},
"R7A": {
    "zone_id": "R7A",
    "zone_type": "Contextual Residential District",
    "description": "Medium-density contextual residential district requiring Quality Housing Program",
    "use": {
        "primary_use_groups": [
            "Use Group I",
            "Use Group II"
        ],
        "allowed_uses": [
            "Single-family detached residences",
            "Two-family residences",
            "Multi-family residences",
            "Community facility uses (UG III and IV)"
        ],
        "prohibited_uses": [
            "Commercial uses (unless commercial overlay is mapped)",
            "Manufacturing uses"
        ]
    }
},
"bulk": {
    "far": {
        "residential": 4,
        "commercial": 2,
        "community_facility": 4,
        "manufacturing": null
    },
    "lot_coverage_percent": {
        "interior_lot": 65,
        "corner_lot": 80,
        "community_facility": 65
    },
    "height_and_setbacks": {
        "base_height_min_ft": 40,
        "base_height_max_ft": 65,
        "max_building_height_ft": 80,
        "street_wall_requirements": {
            "min_street_wall_height_ft": 40,
            "max_street_wall_height_ft": 65,
            "min_street_wall_coverage_percent": null
        },
        "setbacks": {
            "setback_above_base_height_street_ft": 10,

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    "setback_above_base_height_yard_ft": 15
  },
  "sky_exposure_plane": {
    "ratio_horizontal": null,
    "ratio_vertical": null,
    "starts_at_base_height_ft": null,
    "applies_on": []
  }
},
"yard_requirements": {
  "front_yard_min_ft": 0,
  "side_yard_min_ft": 0,
  "rear_yard_min_ft": 30,
  "corner_lot_exceptions": "Street wall must align with adjacent buildings; cannot be closer to s
},
"parking": {
  "required_spaces_per_dwelling_unit": 0.5,
  "waiver_threshold_dwelling_units": 15,
  "bike_parking_required": true
},
"contextual": {
  "is_contextual_district": true,
  "quality_housing_applicable": true,
  "quality_housing_alt_max_height_ft": 85
},
"bonuses": {
  "inclusionary_housing": {
    "eligible": true,
    "program_types": [
      "Mandatory Inclusionary Housing (MIH)",
      "Voluntary Inclusionary Housing"
    ],
    "max_far_bonus": 0.6,
    "requirements": {
      "min_affordable_share_percent": 25,
      "ami_target": "60-80% AMI depending on program option"
    }
  },
  "public_plaza": {
    "eligible": false,
    "max_far_bonus": null
  }
},
"tdr_and_zoning_lot": {
  "tdr_allowed": false,
  "notes": "Standard zoning lot merger and subdivision rules apply"
},
"overrides": {
  "special_purpose_districts": [
    {
      "district_id": "Various",
      "name": "May be subject to special district regulations where applicable",
      "rule_refs": [
        "Article VIII-XIV (Special Purpose Districts)"
      ]
    }
  ],
  "historic_district_modifier_applicable": true
},
"metadata": {
  "zoning_resolution_section_refs": [
    "Article II, Chapter 3 (Quality Housing Program)",
    "Section 23-00 (R6-R12 District Regulations)",
    "Section 23-40 (Height and Setback Requirements)",

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    "Appendix F (Mandatory Inclusionary Housing Areas)"
  ],
  "effective_since": "Pre-2000 (exact date varies by location)",
  "last_updated": "2024-12-05",
  "version": "City of Yes for Housing Opportunity (December 2024)"
},
"R7-2": {
  "zone_id": "R7-2",
  "zone_type": "Medium-Density Residential District",
  "description": "R7-2 is a medium-density apartment house district, mapped primarily in upper Mant",
  "use": {
    "primary_use_groups": [
      "Use Group 1 (Detached single-family)",
      "Use Group 2 (All residential conditions)"
    ],
    "allowed_uses": [
      "Single-family detached",
      "Two-family",
      "Multi-family residential",
      "Community facility uses (Use Groups 3 and 4)"
    ],
    "prohibited_uses": [
      "Commercial uses (unless commercial overlay is mapped)",
      "Manufacturing uses"
    ]
  },
  "bulk": {
    "far": {
      "residential": 3.44,
      "commercial": 0,
      "community_facility": 6.5,
      "manufacturing": 0
    },
    "lot_coverage_percent": {
      "interior_lot": 80,
      "corner_lot": 100,
      "community_facility": 80
    },
    "height_and_setbacks": {
      "base_height_min_ft": 40,
      "base_height_max_ft": 65,
      "max_building_height_ft": 80,
      "street_wall_requirements": {
        "min_street_wall_height_ft": 40,
        "max_street_wall_height_ft": 65,
        "min_street_wall_coverage_percent": 70
      },
      "setbacks": {
        "setback_above_base_height_street_ft": 15,
        "setback_above_base_height_yard_ft": 15
      },
      "sky_exposure_plane": {
        "ratio_horizontal": 2.7,
        "ratio_vertical": 1,
        "starts_at_base_height_ft": 60,
        "applies_on": [
          "Street line",
          "Front lot line"
        ]
      }
    }
  },
  "yard_requirements": {
    "front_yard_min_ft": 0,

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    "side_yard_min_ft": 0,
    "rear_yard_min_ft": 30,
    "corner_lot_exceptions": "No front or side yard requirements for corner lots"
  },
  "parking": {
    "required_spaces_per_dwelling_unit": 0.5,
    "waiver_threshold_dwelling_units": 15,
    "bike_parking_required": true
  },
  "contextual": {
    "is_contextual_district": false,
    "quality_housing_applicable": true,
    "quality_housing_alt_max_height_ft": 80
  },
  "bonuses": {
    "inclusionary_housing": {
      "eligible": true,
      "program_types": [
        "Voluntary Inclusionary Housing",
        "Mandatory Inclusionary Housing (where mapped)"
      ],
      "max_far_bonus": 4.6,
      "requirements": {
        "min_affordable_share_percent": 20,
        "ami_target": "Varies by program option (typically 60-80% AMI)"
      }
    },
    "public_plaza": {
      "eligible": false,
      "max_far_bonus": 0
    }
  },
  "tdr_and_zoning_lot": {
    "tdr_allowed": false,
    "notes": "Transfer of development rights not applicable in R7-2 districts"
  },
  "overrides": {
    "special_purpose_districts": [
      {
        "district_id": "MX",
        "name": "Special Mixed Use District",
        "rule_refs": [
          "Article XII, Chapter 3",
          "Section 123-651"
        ]
      }
    ],
    "historic_district_modifier_applicable": false
  },
  "metadata": {
    "zoning_resolution_section_refs": [
      "Article II, Chapter 3 (Section 23-22)",
      "Article II, Chapter 4 (Section 24-522)",
      "Section 25-21 (Parking requirements)",
      "Section 23-154 (Inclusionary Housing)"
    ],
    "effective_since": "1961",
    "last_updated": "2024",
    "version": "Current as of 2024 amendments"
  }
},
"R7-1": {
  "zone_id": "R7-1",
  "zone_type": "Medium-Density Residential District",
  "description": "Medium-density apartment house district that encourages lower apartment buildings

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```
"use": {
  "primary_use_groups": [
    "Residential",
    "Community Facility"
  ],
  "allowed_uses": [
    "Multi-family residential",
    "Community facility uses",
    "Accessory uses"
  ],
  "prohibited_uses": [
    "Manufacturing",
    "Commercial (unless commercial overlay is mapped)"
  ]
},
"bulk": {
  "far": {
    "residential": 3.44,
    "commercial": 2,
    "community_facility": 4.8,
    "manufacturing": 0
  },
  "lot_coverage_percent": {
    "interior_lot": 65,
    "corner_lot": 80,
    "community_facility": 65
  },
  "height_and_setbacks": {
    "base_height_min_ft": 40,
    "base_height_max_ft": 65,
    "max_building_height_ft": 80,
    "street_wall_requirements": {
      "min_street_wall_height_ft": 40,
      "max_street_wall_height_ft": 65,
      "min_street_wall_coverage_percent": 70
    },
    "setbacks": {
      "setback_above_base_height_street_ft": 10,
      "setback_above_base_height_yard_ft": 15
    },
    "sky_exposure_plane": {
      "ratio_horizontal": 2.7,
      "ratio_vertical": 1,
      "starts_at_base_height_ft": 60,
      "applies_on": [
        "Street line",
        "Front lot line"
      ]
    }
  },
  "yard_requirements": {
    "front_yard_min_ft": 0,
    "side_yard_min_ft": 0,
    "rear_yard_min_ft": 30,
    "corner_lot_exceptions": "Front yard must be as deep as adjacent front yard but no deeper than"
  },
  "parking": {
    "required_spaces_per_dwelling_unit": 0.6,
    "waiver_threshold_dwelling_units": 5,
    "bike_parking_required": true
  },
  "contextual": {
    "is_contextual_district": false,
    "quality_housing_applicable": true,
  }
}
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    "quality_housing_alt_max_height_ft": 80
  },
  "bonuses": {
    "inclusionary_housing": {
      "eligible": true,
      "program_types": [
        "Voluntary Inclusionary Housing (VIH)",
        "Uniform Affordability Preference (UAP)"
      ],
      "max_far_bonus": 1.33,
      "requirements": {
        "min_affordable_share_percent": 20,
        "ami_target": "80% AMI or less"
      }
    },
    "public_plaza": {
      "eligible": false,
      "max_far_bonus": 0
    }
  },
  "tdr_and_zoning_lot": {
    "tdr_allowed": false,
    "notes": "Transfer of Development Rights generally not applicable in R7-1 districts unless with
  },
  "overrides": {
    "special_purpose_districts": [
      {
        "district_id": "Various",
        "name": "Special Purpose Districts may modify regulations",
        "rule_refs": [
          "Article VIII-XIV of Zoning Resolution",
          "Check specific Special Purpose District regulations"
        ]
      }
    ],
    "historic_district_modifier_applicable": true
  },
  "metadata": {
    "zoning_resolution_section_refs": [
      "ZR 23-22 (Floor Area Regulations for R6-R10 Districts)",
      "ZR 23-30 through 23-37 (Yard, Court and Open Space Requirements)",
      "ZR 23-631 (Height Factor Regulations)",
      "ZR 28-01 through 28-30 (Quality Housing Program - Optional)",
      "ZR 25-23 (Accessory Off-Street Parking)"
    ],
    "effective_since": "1961 (with amendments)",
    "last_updated": "2024-12-05",
    "version": "Current as of Zoning Resolution amendments"
  }
},
"R7D": {
  "zone_id": "R7D",
  "zone_type": "Contextual Residence District",
  "description": "Medium-density contextual residential zoning district that promotes new contextua
  "use": {
    "primary_use_groups": [
      "Residential",
      "Community Facility"
    ],
    "allowed_uses": [
      "Multiple dwellings",
      "Community facilities",
      "Mixed-use residential/community facility buildings",
      "Ground floor retail/service uses (in C4-5D or commercial overlay districts)"
    ]
  },

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"prohibited_uses": [
  "Manufacturing",
  "Industrial uses",
  "Stand-alone commercial buildings (except in commercial overlay districts)"
],
},
"bulk": {
  "far": {
    "residential": 4.2,
    "commercial": null,
    "community_facility": 4.2,
    "manufacturing": null
  },
  "lot_coverage_percent": {
    "interior_lot": 65,
    "corner_lot": 100,
    "community_facility": 80
  },
  "height_and_setbacks": {
    "base_height_min_ft": 60,
    "base_height_max_ft": 85,
    "max_building_height_ft": 100,
    "street_wall_requirements": {
      "min_street_wall_height_ft": 60,
      "max_street_wall_height_ft": 85,
      "min_street_wall_coverage_percent": 70
    },
    "setbacks": {
      "setback_above_base_height_street_ft": 10,
      "setback_above_base_height_yard_ft": 15
    },
    "sky_exposure_plane": {
      "ratio_horizontal": null,
      "ratio_vertical": null,
      "starts_at_base_height_ft": null,
      "applies_on": [
        "Not applicable - R7D uses mandatory Quality Housing regulations"
      ]
    }
  },
  }
},
"yard_requirements": {
  "front_yard_min_ft": null,
  "side_yard_min_ft": null,
  "rear_yard_min_ft": 30,
  "corner_lot_exceptions": "Street wall must be no closer to street line than adjacent street wal
",
  "parking": {
    "required_spaces_per_dwelling_unit": 0.5,
    "waiver_threshold_dwelling_units": 15,
    "bike_parking_required": true
  },
  "contextual": {
    "is_contextual_district": true,
    "quality_housing_applicable": true,
    "quality_housing_alt_max_height_ft": 105
  },
  "bonuses": {
    "inclusionary_housing": {
      "eligible": true,
      "program_types": [
        "Voluntary Inclusionary Housing (in designated areas)",
        "Mandatory Inclusionary Housing (in MIH areas)"
      ],
      "max_far_bonus": 5.6,
    }
  }
}
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    "requirements": {
      "min_affordable_share_percent": 20,
      "ami_target": "60-80% AMI"
    },
    "public_plaza": {
      "eligible": false,
      "max_far_bonus": null
    },
    "tdr_and_zoning_lot": {
      "tdr_allowed": false,
      "notes": "Transfer of Development Rights generally not applicable to contextual R7D districts"
    },
    "overrides": {
      "special_purpose_districts": [
        {
          "district_id": "SPD",
          "name": "Special Coney Island District",
          "rule_refs": [
            "Article X, Chapter 9",
            "Modified bulk and use regulations may apply"
          ]
        }
      ],
      "historic_district_modifier_applicable": true
    },
    "metadata": {
      "zoning_resolution_section_refs": [
        "Article II, Chapter 3 (Quality Housing bulk regulations)",
        "Section 23-43 (Height and Setback Requirements in R6 Through R12 Districts)",
        "Section 23-90 (Inclusionary Housing)"
      ],
      "effective_since": "Pre-2010",
      "last_updated": "2024-12-05",
      "version": "As amended by City of Yes for Housing Opportunity"
    }
  },
  "R8A": {
    "zone_id": "R8A",
    "zone_type": "Contextual High-Density Residential",
    "description": "High-density contextual residential district with mandatory Quality Housing regul",
    "use": {
      "primary_use_groups": [
        "Residential",
        "Community Facility"
      ],
      "allowed_uses": [
        "Multiple dwelling residences",
        "Community facility uses",
        "Accessory uses"
      ],
      "prohibited_uses": [
        "Commercial uses (unless in commercial overlay)",
        "Manufacturing uses",
        "Single-family detached homes"
      ]
    },
    "bulk": {
      "far": {
        "residential": 6.02,
        "commercial": null,
        "community_facility": 6.5,
        "manufacturing": null
      }
    }
  },

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```

    "lot_coverage_percent": {
      "interior_lot": 70,
      "corner_lot": 100,
      "community_facility": null
    },
    "height_and_setbacks": {
      "base_height_min_ft": 60,
      "base_height_max_ft": 85,
      "max_building_height_ft": 120,
      "street_wall_requirements": {
        "min_street_wall_height_ft": 60,
        "max_street_wall_height_ft": 85,
        "min_street_wall_coverage_percent": 70
      },
      "setbacks": {
        "setback_above_base_height_street_ft": 10,
        "setback_above_base_height_yard_ft": 15
      },
      "sky_exposure_plane": {
        "ratio_horizontal": null,
        "ratio_vertical": null,
        "starts_at_base_height_ft": null,
        "applies_on": [
          "N/A - Quality Housing uses height/setback rules instead"
        ]
      }
    },
    "yard_requirements": {
      "front_yard_min_ft": 0,
      "side_yard_min_ft": 0,
      "rear_yard_min_ft": 30,
      "corner_lot_exceptions": "No front or side yards required for corner lots"
    },
    "parking": {
      "required_spaces_per_dwelling_unit": 0.4,
      "waiver_threshold_dwelling_units": 15,
      "bike_parking_required": true
    },
    "contextual": {
      "is_contextual_district": true,
      "quality_housing_applicable": true,
      "quality_housing_alt_max_height_ft": 120
    },
    "bonuses": {
      "inclusionary_housing": {
        "eligible": true,
        "program_types": [
          "Voluntary Inclusionary Housing (VIH) - grandfathered",
          "Uniform Affordability Preference (UAP) - current"
        ],
        "max_far_bonus": 1.18,
        "requirements": {
          "min_affordable_share_percent": 20,
          "ami_target": "Weighted average 60% AMI (UAP) or 80% AMI (VIH)"
        }
      },
      "public_plaza": {
        "eligible": false,
        "max_far_bonus": 0
      }
    },
    "tdr_and_zoning_lot": {
      "tdr_allowed": true,
      "notes": "Transfer of development rights allowed subject to zoning lot merger regulations and c

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    },
    "overrides": {
      "special_purpose_districts": [
        {
          "district_id": "CL",
          "name": "Special Clinton District",
          "rule_refs": [
            "Section 96-31",
            "Special regulations for R8A in Western Subarea C2"
          ]
        },
        {
          "district_id": "J",
          "name": "Special Jerome Corridor District",
          "rule_refs": [
            "Section 141-22",
            "Special floor area regulations for R8A districts"
          ]
        }
      ],
      "historic_district_modifier_applicable": true
    },
    "metadata": {
      "zoning_resolution_section_refs": [
        "Article II, Chapter 3 (Residential Bulk Regulations)",
        "Article II, Chapter 4 (Density and Parking)",
        "Section 23-00 (Quality Housing Program)",
        "Section 24-36 (Minimum Required Rear Yards)",
        "Section 25-21 (Parking Requirements)"
      ],
      "effective_since": "Pre-2000s (exact date varies by mapping location)",
      "last_updated": "December 5, 2024 (City of Yes for Housing Opportunity amendments)",
      "version": "Post-COYHO"
    }
  },
  "R8X": {
    "zone_id": "R8X",
    "zone_type": "Contextual Residence District",
    "description": "High-density contextual residential district governed by Quality Housing bulk reg",
    "use": {
      "primary_use_groups": [
        "Use Group I",
        "Use Group II"
      ],
      "allowed_uses": [
        "Single-family detached residences",
        "Two-family residences",
        "Multi-family residences",
        "Community facilities (Use Groups III and IV)"
      ],
      "prohibited_uses": [
        "Commercial uses (unless in commercial overlay)",
        "Manufacturing uses",
        "Transient hotels"
      ]
    },
    "bulk": {
      "far": {
        "residential": 6.02,
        "commercial": null,
        "community_facility": 6,
        "manufacturing": null
      },
      "lot_coverage_percent": {
        "interior_lot": 70,

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```
"corner_lot": 80,
"community_facility": 70
},
"height_and_setbacks": {
  "base_height_min_ft": 60,
  "base_height_max_ft": 85,
  "max_building_height_ft": 150,
  "street_wall_requirements": {
    "min_street_wall_height_ft": 60,
    "max_street_wall_height_ft": 85,
    "min_street_wall_coverage_percent": 70
  },
  "setbacks": {
    "setback_above_base_height_street_ft": 10,
    "setback_above_base_height_yard_ft": 15
  },
  "sky_exposure_plane": {
    "ratio_horizontal": null,
    "ratio_vertical": null,
    "starts_at_base_height_ft": null,
    "applies_on": [
      "Not applicable in R8X - Quality Housing regulations apply"
    ]
  }
},
"yard_requirements": {
  "front_yard_min_ft": 0,
  "side_yard_min_ft": 0,
  "rear_yard_min_ft": 30,
  "corner_lot_exceptions": "No side yards required; if provided, must be at least 8 feet wide"
},
"parking": {
  "required_spaces_per_dwelling_unit": 0.4,
  "waiver_threshold_dwelling_units": 15,
  "bike_parking_required": true
},
"contextual": {
  "is_contextual_district": true,
  "quality_housing_applicable": true,
  "quality_housing_alt_max_height_ft": 170
},
"bonuses": {
  "inclusionary_housing": {
    "eligible": true,
    "program_types": [
      "Mandatory Inclusionary Housing (MIH)",
      "Universal Affordability Preference (UAP)"
    ],
    "max_far_bonus": null,
    "requirements": {
      "min_affordable_share_percent": 25,
      "ami_target": "Varies by MIH option (40%-115% AMI)"
    }
  },
  "public_plaza": {
    "eligible": false,
    "max_far_bonus": null
  }
},
"tdr_and_zoning_lot": {
  "tdr_allowed": false,
  "notes": "Transfer of development rights not typically applicable in contextual districts"
},
"overrides": {
```

```
"special_purpose_districts": [  
  {  
    "district_id": "Varies",  
    "name": "May be subject to special district regulations where applicable",  
    "rule_refs": [  
      "Article VI",  
      "Check specific location for special district applicability"  
    ]  
  }  
],  
"historic_district_modifier_applicable": true  
},  
"metadata": {  
  "zoning_resolution_section_refs": [  
    "Article II, Chapter 3 (Quality Housing)",  
    "Section 23-00 (General Provisions)",  
    "Section 23-60 (Height and Setback Regulations - Quality Housing Buildings)",  
    "Section 24-00 (Bulk Regulations for Community Facilities)"  
  ],  
  "effective_since": "Varies by location",  
  "last_updated": "2024-12-05",  
  "version": "Post-City of Yes for Housing Opportunity"  
}  
}  
}
```