

**ARCH 3612: ZONING WORKSHEET**  
[nyc.gov/planning](http://nyc.gov/planning) Zoning Resolution

Site Number (1-4):

Site Area:

Zoning Designation: **R-8A**

What is Quality Housing as defined by NYC Zoning Resolution – [ZR 28-00](#)

What is Inclusionary? And do we follow these standards?

Floor Area Ratio (FAR):

Developable Area (site area X FAR):

Open Space Ratio (OSR):

Open Space Requirement (site area X OSR):

Site Coverage (Site Area – Open Space Requirement):

Yards:

Setbacks – Rear Yard:

Setbacks – Side Yards:

[ZR23-662](#)

Base Height (h) min:

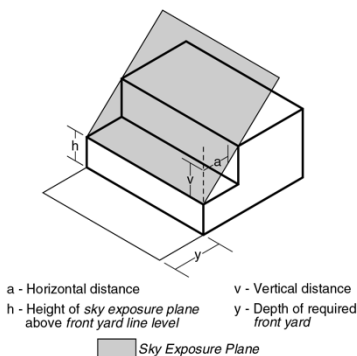
Base Height max:

Max Height:

Set backs (from street wall to max building height)

Sky Exposure Plane: vertical height (v) / horizontal length (a):

1. Wide Street: v:a :
2. Narrow Street v:a :



### Medium-Density Contextual Residence District

R8A	Lot Area	Lot Width	Rear Yard	Lot Coverage		FAR	Base Height	Building Height	# of Stories	DU Factor	Required Parking	
	min.	min.	min.	Corner	Other Lot	max.	min.-max. (w/QGF)	max. (w/QGF)	max. (w/QGF)		Basic	IRHU
Basic Inclusionary	1,700 sf	18 ft	30 ft	100%	70%	6.02	60-85 (95) ft	120 (125) ft	n/a (12)	680	40% of DU	12% of IRHU
						7.20	60-105 ft	140 (145) ft	14			

