Max Floor Area Ratio (FAR) as of 12/05/24 (Residential Zoning)	Standard FAR	Universal Affordability Preference (UAP) FAR	Qualifying Residential Site (QRS) FAR	QRS Outside the Greater Transit Zone FAR (mixed-use with commercial overlay)	QRS Within the Greater Transit Zone FAR (mixed-use with commercial overlay)
R1-1, R1-2, R1-2A, R2, R2A, R3-1, R3A, R3X	0.75	-	1.00	1.50	2.50
R2X	1.00	-	1.00	1.50	2.50
R3-2	0.75	-	1.00	1.60	2.50
R4, R4-1, R4A, R4B	1.00	-	1.50	2.00	2.50
R5, R5A, R5B	1.50	-	2.00	2.50	2.50
R5D	2.00	-	2.00	2.50	2.50
R6-Narrow Street	2.20	3.90	-	-	-
R6-Wide Street, R6-1, R6A	3.00	3.90	-	-	-
R6B	2.00	2.40	-	-	-
R6D, R6-2	2.50	3.00	-	-	-
R7-1 / R7-2 Narrow Street	3.44	5.01	-	-	-
R7-1 / R7-2 Wide Street, R7A	4.00	5.01	-	-	-
R7B	3.00	3.90	-	-	-
R7D	4.66	5.60	-	-	-
R7X, R7-3	5.00	6.00	-	-	-
R8-Narrow Street, R8A, R8X	6.02	7.20	-	-	-
R8-Wide Street	7.20	*8.64	-	-	-
R8B	4.00	4.80	-	-	-
R9, R9A	7.52	9.02	-	-	-
R9-1, R9D, R9X	9.00	10.80	-	-	-
R10, R10A, R10X	10.00	12.00	-	-	-
R11	12.00	15.00	-	-	
R12	15.00	18.00	-	-	

*Outside of Mandatory Inclusionary Housing areas. WWW.CCDREALESTATE.COM 917-238-9119

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