



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

24-111 - Maximum floor area ratio for certain community facility uses

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24-111 - Maximum floor area ratio for certain community facility uses

LAST AMENDED

12/5/2024

R1 R2

- (a) In the districts indicated, for any #zoning lot# containing #community facility# #uses# other than those #uses# for which a permit is required pursuant to Sections [73-11](#) (Agriculture and Open Uses), [73-13](#) (Community Facilities) or [73-18](#) (Recreation, Entertainment and Assembly Spaces), or where #bulk# modification is permitted pursuant to Section [74-902](#) (Certain community facility uses in R1 and R2 Districts and certain Commercial Districts), the maximum #floor area ratio# shall not exceed the #floor area# permitted for #residential uses# by the applicable district regulations. The provisions of this paragraph shall not apply to #buildings# for which plans were filed with the Department of Buildings prior to November 15, 1972, including any subsequent amendments thereof.

R3 R4 R5 R6 R7 R8 R9

- (b) In R3 through R5 Districts, and in R6 through R9 Districts without a letter suffix, the maximum #floor area ratio# on a #zoning lot# for philanthropic or non-profit institutions with sleeping accommodations, and in R3-1, R3A, R3X, R4-1, R4A, R4B, R5A, R5B and R5D Districts, the maximum #floor area ratio# on a #zoning lot# for #long-term care facilities# shall be as set forth in the table in this Section, except that such maximum #floor area ratio# shall not apply to #qualifying affordable housing#. Such maximum #floor area ratio# may be modified by special permit of the City Planning Commission pursuant to Section [74-903](#) (Certain community facility uses in R3 to R9 Districts and certain Commercial Districts).

MAXIMUM FLOOR AREA RATIO FOR CERTAIN COMMUNITY FACILITY USES

| District | Maximum #Floor Area Ratio# Permitted |
|------------|---|
| R3 | 0.50 |
| R4 | 0.75 |
| R5 R5A R5B | 1.27 |
| R5D | 2.00 |
| R6 | 2.43 |
| R7 | 3.44 |
| R8 | 6.02 |
| R9 | 7.52 |

- (c) In R6 through R12 Districts with a letter suffix, the maximum #floor area ratio# on a #zoning lot# for philanthropic or non-profit institutions with sleeping accommodations shall be as set forth in Section [24-11](#) (Maximum Floor Area Ratio and Percentage of Lot Coverage).