



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

33-121 - In districts with bulk governed by Residence District bulk regulations

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LAST AMENDED

12/5/2024

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

In the districts indicated, for a #zoning lot# containing a #commercial# or #community facility# #use#, the maximum #floor area ratio# is determined by the #Residence District# within which such #Commercial District# is mapped and shall not exceed the maximum #floor area ratio# set forth in the following table:

MAXIMUM FLOOR AREA RATIO

| District | Column A | Column B | Column C |
|----------|---|---|--|
| | For #Zoning Lots# Containing only #Commercial# #use# | For #Zoning Lots# Containing only #Community facility# #use# | For #Zoning Lots# Containing both #Commercial# and #Community facility# #uses# |
| R1 R2 | 1.00 | 0.50 | 1.00 |

| | | | |
|---------------------|------|-------|------|
| R3-1 R3A R3X | 1.00 | 1.00 | 1.00 |
| R3-2 | 1.60 | 1.60 | 1.60 |
| R4 R5 | 2.00 | 2.00 | 2.00 |
| R5D R6B | 2.00 | 2.00 | 2.00 |
| R6D R6-2 | 2.00 | 2.50 | 2.50 |
| R6A R7B | 2.00 | 3.00 | 3.00 |
| R7A R8B | 2.00 | 4.00* | 4.00 |
| R7D | 2.00 | 4.66 | 4.66 |
| R6 R6-1 R7-1 | 2.00 | 4.80 | 4.80 |
| R7X | 2.00 | 5.00 | 5.00 |
| R7-2 R7-3 R8 R8A | 2.00 | 6.50 | 6.50 |
| R8X | 2.00 | 6.00 | 6.00 |

| | | | |
|---------|------|-------|-------|
| R9 R9-1 | 2.00 | 10.00 | 10.00 |
| R9A | 2.00 | 7.50 | 7.50 |
| R9D | 2.00 | 9.00 | 9.00 |
| R9X | 2.00 | 9.00 | 9.00 |
| R10 | 2.00 | 10.00 | 10.00 |
| R11 | 2.00 | 12.00 | 12.00 |
| R12 | 2.00 | 15.00 | 15.00 |

* In R8B Districts, within the boundaries of Community District 8 in the Borough of Manhattan, the maximum #floor area ratio# on a #zoning lot# containing #community facility# #use# exclusively shall not exceed 5.10

In addition, the following provisions shall apply:

- (a) For #zoning lots# containing both #commercial# #uses# and #community facility# #uses#, the total #floor area# used for #commercial# #uses# shall not exceed the amount permitted for #zoning lots# containing only #commercial# #uses# set forth in Column A.

- (b) In C1 and C2 Districts mapped within R1 and R2 Districts, the maximum #floor area ratio# for #community facility# #uses# on a #zoning lot# containing both #commercial# #uses# and #community facility# #uses# is 0.50 unless it is increased pursuant to the special permit provisions of Section [74-902](#) (Certain community facility uses in R1 and R2 Districts and certain Commercial Districts.)
- (c) In C1 and C2 Districts mapped within R1, R2, R3-1, R3A and R3X Districts in the Borough of Staten Island and in Community District 10 in the Borough of the Bronx, the maximum #floor area ratio# for any #zoning lot# containing a #building# used for ambulatory diagnostic or treatment health care facilities listed under Use Group III(B), or child care services listed under the definition of #school# in Section [12-10](#) (DEFINITIONS) shall be 1.2.
- (d) In C1 and C2 Districts mapped within R3, R4, R5, R6, R7, R8 and R9 Districts, for any #zoning lot# containing philanthropic or non-profit institutions with sleeping accommodations, or in C1 and C2 Districts mapped within R3-1, R3A, R3X, R4-1, R4A, R4B, R5A, R5B and R5D Districts, for any #zoning lot# containing #long-term care facilities#, the total #floor area# for all such #community facility# #uses# shall not exceed the amount as set forth in paragraphs (b) or (c) of Section [24-111](#) (Maximum floor area ratio for certain community facility uses) unless modified pursuant to Section [74-903](#) (Certain community facility uses in R3 to R9 Districts and certain Commercial Districts).
- (e) The maximum #floor area ratio# for any #zoning lot# used partly for #commercial# #uses# and partly for #long-term care facilities# in C1 and C2 Districts mapped within R3-1, R3A, R3X, R4-1, R4A, R4B, R5A, R5B and R5D Districts, or philanthropic or non-profit institutions with sleeping accommodations in C1 or C2 Districts mapped within R3 through R9 Districts, shall not exceed the amount permitted for a #zoning lot# containing #commercial#

#uses# as set forth for the applicable **#Residence District#** within which such **#Commercial District#** is mapped in Column A. However, for the districts in which the allowable **#floor area ratio#**, as set forth in paragraphs (b) or (c) of Section [24-111](#) exceeds the amount permitted for a **#zoning lot#** containing **#commercial# #uses#**, as set forth in Column A, the provisions of paragraphs (b) or (c) of Section [24-111](#), as applicable, shall be used to compute the maximum **#floor area#** permissible for the **#zoning lot#** unless modified pursuant to Section [74-903](#).