



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

23-21 - Floor Area Regulations for R1 Through R5 Districts

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23-21 - Floor Area Regulations for R1 Through R5 Districts

LAST AMENDED

12/5/2024

R1 R2 R3 R4 R5

In the districts indicated, the maximum #residential# #floor area ratio# shall be as set forth in the following table. Separate maximum #residential# #floor area ratios# are set forth for standard #zoning lots# and #zoning lots# that are #qualifying residential sites#.

MAXIMUM FLOOR AREA RATIO FOR R1-R5 DISTRICTS

| District | Standard #zoning lots# | #Qualifying residential sites# |
|--|------------------------|--------------------------------|
| R1-2A R1-1 R1-2 R2A R2 R3A R3X R3-1 R3-2 | 0.75 ¹ | 1.00 |
| R2X | 1.00 | 1.00 |
| R4A R4B R4 R4-1 | 1.00 | 1.50 |
| R5A R5B R5 | 1.50 | 2.00 |
| R5D | 2.00 | 2.00 |

¹ For standard #zoning lots# with a #lot area# of 4,000 square feet or more, the maximum #residential# #floor area# associated with any single #dwelling unit# shall not exceed an equivalent #floor area ratio# of 0.60.