



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

98-22 - Maximum Floor Area Ratio and Lot Coverage in Subareas

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98-22 - Maximum Floor Area Ratio and Lot Coverage in Subareas

LAST AMENDED

12/5/2024

For all #zoning lots#, or portions thereof, located in Subareas A through K, the maximum #floor area ratios# of the applicable underlying district shall not apply. In lieu thereof, the maximum #floor area ratio# permitted for #commercial#, #community facility# and #residential uses#, separately or in combination, shall be as specified in the tables in this Section.

For #zoning lots# not using #qualifying affordable housing# and #qualifying senior housing#, the provisions set forth in Table 1 shall apply. For #zoning lots# using #qualifying affordable housing# and #qualifying senior housing#, the provisions set forth in Table 2 shall apply.

TABLE 1

High Line Improvement Bonus and High Line Transfer Corridor

| Sub-area | Basic #floor area ratio# (maximum) | Increase in FAR from #High Line Transfer Corridor# (98-30) | Increase in FAR with #High Line# Improvement Bonuses (98-25) | Permitted #floor area ratio# (maximum) |
|----------------|------------------------------------|--|--|--|
| A | 6.5 | 2.65 | ___ ¹ | 9.15 |
| B | 5.0 | 2.5 | ___ ¹ | 7.5 |
| C | 5.0 | 2.5 | NA | 7.5 |
| D ⁴ | 5.0 | 2.5 ² | 2.5 ² | 7.5 |
| E | 5.0 | 1.0 ² | 1.0 ^{1,2} | 6.0 |
| F | 5.0 | NA | NA | 5.0 |
| G | 5.0 | 1.0 ² | 1.0 ² | 6.0 |
| H | 7.5 | NA | 2.5 | 10.0 |
| I | 5.0 | 2.5 | NA | 7.5 |

| | | | | |
|----------------|-----|----|-----|-----|
| J ³ | 5.0 | NA | 2.5 | 7.5 |
| J ⁵ | 5.0 | NA | 2.5 | 7.5 |
| K | 5.0 | NA | NA | 5.0 |

- 1 In Subareas A, B, and E, the applicable maximum basic #floor area ratio# of that portion of the #zoning lot# that is within the #High Line Transfer Corridor# may be increased up to a maximum of 1.0, and the applicable maximum permitted #floor area ratio# increased accordingly, by certification of the Chairperson of the City Planning Commission, pursuant to Section [98-35](#) (High Line Transfer Corridor Bonus)
- 2 For certain zoning lots located in Subareas D, E and G, the provisions of Section [98-25](#) (High Line Improvement Bonus) may apply in lieu of the provisions of Section [98-30](#), subject to the provisions of Section [98-241](#) (In Subareas D, E and G)
- 3 For #zoning lots# over which the #High Line# passes
- 4 For #zoning lots# between West 22nd Street and West 24th Street, the #floor area ratios# shall be 7.5, and no #floor area# increases shall be permitted
- 5 Bonus contribution subject to provisions of Section [98-25](#) governing first contribution to Affordable Housing Fund

TABLE 2
Qualifying Affordable Housing and Qualifying Senior Housing

| Sub-area | #Floor area ratio# for standard #residences# and non-#residential# #uses# (maximum) | #Floor area ratio# for #qualifying affordable housing# or #qualifying senior housing# (maximum) |
|-----------------|--|--|
| A | 10.0 | 12.0 |
| B | 6.25 | 7.5 |
| C | 6.25 | 7.5 |
| D ¹ | 7.5 | 9.0 |
| D | 6.25 | 7.5 |
| E | 5.0 | 6.0 |

| | | |
|---|------|------|
| F | 5.0 | 6.0 |
| G | 5.0 | 6.0 |
| H | 8.33 | 10.0 |
| I | 6.25 | 7.5 |

¹ For #zoning lots# between West 22nd Street and West 24th Street.

98-221 - Additional regulations for Subdistrict A

LAST AMENDED
12/5/2024

In Subdistrict A, for #zoning lots# containing a #building# that is #developed# or #enlarged# pursuant to the applicable tower regulations of Section [98-423](#) (Street wall location, minimum and maximum base heights and maximum building heights), the provisions of Section [23-242](#) (Special tower provisions) shall apply:

- (a) to only the #residential# portion of a #building# where less than 75 percent of the total #floor area# of such #building# is allocated to #residential use#; and
- (b) to the entire #building# where 75 percent or more of the total #floor area# of such #building# is allocated to #residential use#.