Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

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

File generated by https://zr.planning.nyc.gov on 11/29/2026

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
I[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 #qualifing 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 23-241 (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#.