



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

91-20 - FLOOR AREA AND DENSITY REGULATIONS

File generated by <https://zr.planning.nyc.gov> on 4/24/2024

LAST AMENDED
8/27/1998

LAST AMENDED
2/2/2011

Notwithstanding the #floor area# increase and bonus provisions of this Chapter, the maximum permitted #floor area ratio# on a #zoning lot# for #residential use# shall be 12.0.

LAST AMENDED
10/7/2021

The provisions of paragraph (c) of Section [74-792](#) (Conditions and limitations), pertaining to the transfer of development rights from landmark sites, shall be subject to the restrictions on the transfer of development rights (FAR) of a landmark "granting lot" as set forth in this table. Wherever there may be an inconsistency between any provision in Section [74-79](#) and the table, the provisions of the table shall apply.

BASIC AND MAXIMUM FLOOR AREA RATIOS (FAR)

Means for Achieving Permitted FAR Levels on a #Zoning Lot#	#Special Lower Manhattan District# except within Core or Subdistrict				Hist-oric & Comm Core	South Street Seaport Subdistrict and all waterfront #zoning lots#				
	R8	C6-4	C5-3 C5-5 C6-9	M1-4	C5-5	C2-8	C4-6	C6-2A	C5-3	C6-9

Basic maximum FAR	6.02 ¹ 6.5 ³	10.0 ^{2,3,4}	10.0 ⁴ 15.0 ^{2,3}	2.0 ² 6.5 ³	10.0 ⁴ 15.0 ^{2,3}	2.0 ² 3.4 ³ 10.0 ⁴	3.4 ^{2,3,4}	6.0 ² 6.02 ⁴ 6.5 ³	10.0 ⁴ 15.0 ^{2,3}	15.0
Maximum as-of-right #floor area# bonus for #public plazas#	NA	2.0	3.0	NA	NA	NA	NA	NA	NA	NA
Maximum as-of-right #floor area# bonus for Inclusionary Housing (23-90)	NA	2.0	NA	NA	NA	NA	NA	NA	NA	NA
Maximum FAR with as-of-right #floor area# bonuses	6.02 ¹ 6.5 ³	12.0	18.0	2.0 ² 6.5 ³	15.0	2.0 ² 3.4 ³ 10.0 ⁴	3.4	6.0 ² 6.02 ⁴ 6.5 ³	15.0	15.0
Maximum #floor area# bonuses by authorization or special permit: #mass transit station# improvements and #covered pedestrian spaces#	NA	2.0 ⁸	3.0	NA	3.0	2.0 ⁹	NA	NA	3.0 ⁹	3.0 ⁹

Maximum FAR with as-of-right, authorization or special permit #floor area# bonuses	6.02 ¹ 6.5 ³	12.0 ¹⁰	18.0	2.0 ² 6.5 ³	18.0	12.0	3.4	6.0 ² 6.02 ⁴ 6.5 ³	18.0	18.0
Development rights (FAR) of a landmark lot for transfer purposes (74-79)	NA	10.0	15.0 ⁵ 18.0 ⁶	NA	15.0	NA	NA	NA	NA	NA
Maximum total FAR of designated receiving sites in South Street Seaport Subdistrict (91-60)	NA	NA	NA	NA	NA	NA	3.4	8.02	21.6 ⁷	21.6 ⁷
Maximum FAR with transferred development rights from landmark #zoning lot# and as-of-right and authorization or special permit #floor area# bonuses	6.02 ¹ 6.5 ³	14.0 ¹⁰	21.6	2.4 ² 7.8 ³	21.6	NA	3.4	8.02	21.6 ⁷	21.6 ⁷

¹ maximum #floor area ratio# and minimum #open space ratio# shall be determined in accordance with the provisions of Article II, Chapter 3

² for a #commercial# or, where permitted, #manufacturing use#

³ for a #community facility use#

- 4 for a #residential use#
- 5 if receiving lot is located in a zoning district with a basic maximum FAR of less than 15
- 6 if receiving lot is located in a zoning district with a basic maximum FAR of 15
- 7 maximum FAR for receiving lots less than 30,000 square feet
- 8 for #zoning lots# utilizing a #floor area# bonus pursuant to Section [66-51](#) (Additional Floor Area for Mass Transit Station Improvements), the maximum #floor area# bonus shall be 2.4 FAR
- 9 only pursuant to Section [66-51](#)
- 10 for #zoning lots# utilizing a #floor area# bonus pursuant to Section [66-51](#), the maximum FAR may be increased through a combination with Inclusionary Housing, in accordance with the provisions of such Section

91-23 - Floor Area Increase for Provision of Recreation Space

LAST AMENDED
2/2/2011

In C5-3, C5-5 and C6-9 Districts, the #residential# #floor area ratio# of a #zoning lot# may be increased to 12.0, provided that recreation space, for the #residential# occupants of the #building# on such #zoning lot#, is provided in an amount not less than 16.25 square feet for each #dwelling unit# or a total area of at least 5,000 square feet, whichever is greater.

Such recreation space may be located at any level, including a roof, and shall:

- (a) be restricted to #residential# occupants of the #building# and their guests for whom no admission or membership fees may be charged;
- (b) be directly accessible from a lobby or other public area served by the #residential# elevators;
- (c) be landscaped, including trees or shrubbery, except where covered or developed with recreational facilities and seating areas;
- (d) contain not less than 500 square feet of continuous area on a single level with no dimension of less than 15 feet; and
- (e) have not less than 50 percent of the area open from its lowest level to the sky. The remaining portion may be roofed and up to 50 percent of its perimeter may be enclosed. In no event may more than 25 percent of the required recreation space be fully enclosed. All enclosures shall be transparent except when located within the #building#. Covered areas shall contain recreation facilities or seating areas.

A copy of requirements (a) through (e) shall be permanently posted in a conspicuous place within each recreation space.

91-24 - Floor Area Bonus for Public Plazas

LAST AMENDED
7/20/2017

The maximum permitted #floor area# on a #zoning lot# may be increased, in accordance with the following regulations, where a #public plaza# is provided that meets the requirements of Section [37-70](#) (PUBLIC PLAZAS):

- (a) A #floor area# bonus for a #public plaza# shall only be permitted for a #development# or #enlargement# that is located:
- (1) outside the Historic and Commercial Core;
 - (2) outside the South Street Seaport Subdistrict; or
 - (3) beyond 50 feet of a #street line# of a designated #street#, except in C6-4 Districts, on which:
 - (i) retail continuity is required, pursuant to Section [91-41](#) (Regulations for Designated Retail Streets); or
 - (ii) #street wall# continuity is required, pursuant to the regulations for Type 1 or Type 2A #street walls# pursuant to Section [91-31](#) (Street Wall Regulations).
- (b) Within a C6-4 District, paragraph (a)(3) of this Section shall not apply to the location of a #development# or #enlargement#. However, a #floor area# bonus for a #public plaza# shall be permitted, provided that such #public plaza# is located beyond 50 feet of the designated #streets# referenced in paragraph (a)(3).
- (c) For each square foot of a #public plaza#, the basic maximum #floor area# permitted by Section [91-22](#) (Floor Area Increase Regulations) may be increased, in C6-4 Districts, by six square feet, to a maximum #floor area# ratio of 12.0 and, in C5-3, C5-5 and C6-9 Districts, by 10 square feet, to a maximum #floor area# ratio of 18.0.
- (d) When a #public plaza# that meets the requirements for a #floor area# bonus is located on a #zoning lot# divided by a district boundary, the bonusable #floor area# may be credited to either portion of the #zoning lot#, notwithstanding the location of the #public plaza# or the date of the creation of the #zoning lot#. The amount of bonusable #floor area# permitted on either portion of the #zoning lot# shall not exceed the maximum amount of #floor area# permitted on such portion if it were a separate #zoning lot# subject to all other provisions of Article VII, Chapter 7.

91-25 - Special Permit Bonuses for Increased Floor Area

LAST AMENDED
2/2/2011

Within the #Special Lower Manhattan District#, the City Planning Commission may grant the following special permits for increased #floor area# in accordance with the provisions of this Section.

91-251 - Special permit for covered pedestrian space

LAST AMENDED
10/7/2021

In C5-3, C5-5, C6-4 and C6-9 Districts within the #Special Lower Manhattan District#, except within the South Street Seaport Subdistrict, the City Planning Commission may grant, by special permit, a #floor area# bonus for a #commercial#, #community facility# or #mixed building# that provides #covered pedestrian space# on a #zoning lot#, in accordance with the provisions of Section [74-87](#) (Covered Pedestrian Space).

The total additional #floor area# permitted on the #zoning lot# shall not exceed the maximum amount permitted in the underlying district by the provisions of Sections [91-21](#) (Maximum Floor Area Ratio) and [91-22](#) (Floor Area Increase Regulations).