



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

91-22 - Floor Area Increase Regulations

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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
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- 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