

# **Zoning Resolution**

THE CITY OF NEW YORK

CITY PLANNING COMMISSION

Eric Adams, Mayor

Daniel R. Garodnick, Chair

# 91-22 - Floor Area Increase Regulations

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## 91-22 - Floor Area Increase Regulations

LAST AMENDED 10/7/2021

The basic maximum #floor area ratio# (FAR) of the underlying district may be increased by the inclusion of specific additional bonus #floor area# for a maximum #floor area ratio# as specified in the table in this Section.

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.

### MAXIMUM FLOOR AREA RATIOS AND FLOOR AREA BONUSES BY ZONING DISTRICT

### 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 <sup>1</sup> 6.5 <sup>3</sup>	10.0 <sup>2,3,4</sup>	10.0 <sup>4</sup> 15.0 <sup>2,3</sup>	2.0 <sup>2</sup> 6.5 <sup>3</sup>	10.0 <sup>4</sup> 15.0 <sup>2,3</sup>	$2.0^{2}$ $3.4^{3}$ $10.0^{4}$	3.4 <sup>2,3,4</sup>	$6.0^2$ $6.02^4$ $6.5^3$	10.0 <sup>4</sup> 15.0 <sup>2,3</sup>	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 asof-right #floor area# bonus for Inclusionary Housing (23-90)	NA	2.0	NA	NA	NA	NA	NA	NA	NA	NA

Maximum	6.02 <sup>1</sup>	12.0	18.0	2.02	15.0	$2.0^{2}$		$6.0^{2}$	15.0	15.0
FAR with as-		12.0	10.0	$6.5^3$	10.0		3.4		15.0	15.0
of-right #floor area# bonuses	6.5 <sup>3</sup>					3.4 <sup>3</sup>	3.1	6.024		
						10.04		6.5 <sup>3</sup>		
Maximum #floor area# bonuses by authorization or special permit:	NA	2.08	3.0	NA	3.0	2.09	NA	NA	3.09	3.09
#mass transit station# improvements and #covered pedestrian spaces#										
Maximum FAR with asof-right, authorization or special permit #floor area# bonuses	6.02 <sup>1</sup> 6.5 <sup>3</sup>	12.0 <sup>10</sup>	18.0	2.0 <sup>2</sup> 6.5 <sup>3</sup>	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 <sup>5</sup> 18.0 <sup>6</sup>	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 <sup>7</sup>	<b>21.6</b> <sup>7</sup>

Maximum	6.021	14.0 <sup>10</sup>	21.6	2.4 <sup>2</sup>	21.6	NA	3.4	8.02	21.6 <sup>7</sup>	21.6 <sup>7</sup>
FAR with	3			3						
transferred	$6.5^{3}$			$7.8^{3}$						
development										
rights from										
landmark										
#zoning lot#										
and as-of-right										
and										
authorization										
or special										
permit #floor										
area# bonuses										

- maximum #floor area ratio# and minimum #open space ratio# shall be determined in accordance with the provisions of Article II, Chapter 3
- <sup>2</sup> for a #commercial# or, where permitted, #manufacturing use#
- <sup>3</sup> for a #community facility use#
- 4 for a #residential use#
- <sup>5</sup> if receiving lot is located in a zoning district with a basic maximum FAR of less than 15
- <sup>6</sup> 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
- for #zoning lots# utilizing a #floor area# bonus pursuant to Section <u>66-51</u> (Additional Floor Area for Mass Transit Station Improvements), the maximum #floor area# bonus shall be 2.4 FAR
- only pursuant to Section <u>66-51</u>
- for #zoning lots# utilizing a #floor area# bonus pursuant to Section <u>66-51</u>, the maximum FAR may be increased through a combination with Inclusionary Housing, in accordance with the provisions of such Section