Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

84-131 - Floor area regulations

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LAST AMENDED
12/5/2024

Notwithstanding any other provisions of this Resolution, the permitted #floor area ratio# for any #zoning lot#:

(a) in subzones A-1 and A-5 shall not exceed 12.0; and

(b) in subzones A-2, A-3 and A-6 shall not exceed 8.0, except that for #qualifying affordable housing# or #qualifying senior housing#, the permitted #floor area ratio# shall be 9.60. In addition, within subzone A-6, the #floor area ratio# for the #zoning lot# on the southeast corner of Chambers Street and North End Avenue may be increased from 8.0 to a maximum of 12.0, provided that such additional #floor area# is occupied by a #school#.

The #floor area# bonus provisions with respect to R10 Districts shall not apply.