



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

93-22 - Floor Area Regulations in Subdistricts B, C, D, E, F and G

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LAST AMENDED
12/5/2024

(a) Subdistricts B, C, D and E

In Subdistricts B, C, D and E, the basic maximum #floor area ratio# is determined by the subdistrict and, where applicable, subarea, as specified in the table in this Section. The basic maximum #floor area ratios# for non-#residential buildings# are set forth in Row A, and the basic maximum #floor area ratios# for #buildings# containing #residences# are set forth in Row B. Such basic maximum #floor area ratios# may be increased to the amount specified in Row C only pursuant to Section [93-31](#) (District Improvement Fund Bonus) or as otherwise specified in Sections [93-221](#) through 93-224.

For a #zoning lot# with more than one #building#, the basic maximum #floor area ratios# set forth in Row A shall apply, provided that any #building# that is #developed# or #enlarged# after January 19, 2005, is wholly non-#residential#. If a #building# containing #residences# is #developed# or #enlarged# on such a #zoning lot# after January 19, 2005, the basic maximum #floor area ratios# set forth in Row B shall apply.

Notwithstanding the provisions of this Section, the basic maximum permitted #floor area ratio# may be increased on a #receiving lots# in accordance with Section [75-42](#) (Transfer of Development Rights from Landmarks), provided that the maximum #floor area# transferred from the landmark lot does not exceed the basic maximum permitted #floor area ratio# less the total #floor area# of all #buildings# on the landmark lot.

MAXIMUM PERMITTED FLOOR AREA RATIO WITHIN SUBDISTRICTS B THROUGH E

	Farley Corridor Subdistrict B					34th St	Hell's Corridor Subdistrict C	Kitchen Subdistrict D			South of Port Auth. Subdistrict E
Subarea	Western Blocks	Central Blocks	Farley Blocks	Pen. Office	Stn.		Subarea	Subarea D1	Subarea D2	Subarea D3	
ROW A	10.0 total	12.0 total	10.0 total	0.0 total	10.0 total		7.5 total	7.5 total	7.5 total	10.0 total	
Basic maximum FAR for non-#residential buildings#	10.0 C 2.0 CF	12.0 C 2.0 CF	10.0 C 2.0 CF	10.0 C 2.0 CF	10.0 C 2.0 CF	10.0 C 10.0 CF	2.0 C 7.5 CF	2.0 C 7.5 CF	6.0 C 7.5 CF	10.0 C 2.0 CF	

ROW B	NA	NA	10.0 total	NA	6.5 total	6.5 total	6.5 total	7.5 total	NA	
Basic maximum FAR for #buildings# containing #residences#			10.0 C 6.0 R 2.0 CF		6.5 C 6.5 R 6.5 CF	2.0 C 6.5 R 6.5 CF	2.0 C 6.5 R 6.5 CF	6.0 C 7.5 R 7.5 CF		
ROW C	21.6 total	19.0 total	NA	19.5 total	10 total	15.0 total	13.0 total	12.0 total	18.0 total	
Maximum FAR through special #floor area# increases pursuant to Section 93-30 , inclusive, #qualifying affordable housing# or #qualifying senior housing#, or Section 74-79 75-42 , inclusive, as applicable.	21.6 C 6.0 R 2.0 CF	19.0 C 4.0 R 2.0 CF	NA	19.5 C 2.0 CF	13.0 C 12.0 R 12.0 CF	3.0 C 12.0 R 12.0 CF	3.0 C 12.0 R 12.0 CF	7.2 C 7.5 R 12.0 CF	18.0 C 3.0 R 2.0 CF	

- C = Commercial FAR
- CF = Community Facility FAR
- R = Residential FAR

(b) Subdistrict F

In Subdistrict F, the #floor area ratio# provisions of Section [93-225](#) (Floor area regulations in Subdistrict F) shall apply.

(c) Subdistrict G

In Subdistrict G, the #floor area ratio# provisions of Section [93-226](#) (Floor area regulations in Subdistrict G) shall apply.

93-221 - Maximum floor area ratio in the Farley Corridor Subdistrict B

LAST AMENDED
12/5/2024

(a) Western Blocks Subarea B1

In the Western Blocks Subarea B1 of Farley Corridor Subdistrict B, residential use shall only be permitted on a zoning lot with a commercial floor area ratio of 12.0 or more, or as provided for phased developments in Section 93-122 (Certification for residential use in Subdistricts A, B and E). The maximum residential floor area ratio for zoning lots containing standard residences shall be as set forth in Row C. For zoning lots containing qualifying affordable housing or qualifying senior housing, the maximum residential floor area ratio shall be 7.2.

(b) Central Blocks Subarea B2

In the Central Blocks Subarea B2 of Farley Corridor Subdistrict B, residential use shall only be permitted on a zoning lot with a commercial floor area ratio of 15.0 or more, or as provided for phased developments in Section 93-122. The maximum residential floor area ratio for zoning lots containing standard residences shall be as set forth in Row C. For zoning lots containing qualifying affordable housing or qualifying senior housing, the maximum residential floor area ratio shall be 7.2.

(c) Farley Post Office Subarea B3

In the Farley Post Office Subarea B3 of Farley Corridor Subdistrict B, no floor area increases shall be permitted. The maximum residential floor area ratio for zoning lots containing standard residences shall be as set forth in Row B. For zoning lots containing qualifying affordable housing or qualifying senior housing, the maximum residential floor area ratio shall be 7.2.

(d) Pennsylvania Station Subarea B4

In the Pennsylvania Station Subarea B4 of Farley Corridor Subdistrict B, any increase in the floor area ratio specified in Row A in the table in Section 93-22 shall be permitted only pursuant to Section 93-35 (Special Permit for Transit Bonus in Pennsylvania Station Subarea B4) and Section 75-42 (Transfer of Development Rights from Landmarks), as modified by paragraph (b) of Section 93-054 (Applicability of Article VII, Chapter 4).

(e) Transfer of floor area

Notwithstanding any other provision of this Resolution, floor area may not be transferred between a zoning lot located north of West 31st Street in the Western Blocks Subarea B1 and a zoning lot located north of West 31st Street in the Central Blocks Subarea B2.

93-222 - Maximum floor area ratio in the 34th Street Corridor Subdistrict C

LAST AMENDED
12/5/2024

In the 34th Street Corridor Subdistrict C, the basic maximum floor area ratios of non-residential buildings are set forth in Row A in the table in Section 93-22 and may be increased to the amount specified in Row C pursuant to Section 93-31 (District Improvement Fund Bonus). The basic maximum floor area ratios of any building containing residences are set forth in Row B.

The floor area ratio of any building containing residences may be increased from 6.5, as follows:

(a) the residential floor area ratio may be increased to a maximum of 12.0 where the following are met:

- (1) an amount of floor area equal to at least 20 percent of the total residential floor area is allocated to

#qualifying affordable housing# or #qualifying senior housing#;

- (2) a #floor area# increase equal to a #floor area ratio# of 2.5 has been earned pursuant to Section [93-31](#) (District Improvement Fund Bonus); and

- (b) any #floor area# increase above a #floor area ratio# of 12.0 shall be only pursuant to Section [93-31](#).

For #developments# or #enlargements# on #qualifying transit improvement sites#, a #floor area# bonus for #mass transit station# improvements may be granted by the City Planning Commission pursuant to the provisions of Section [66-51](#) (Additional Floor Area for Mass Transit Station Improvements). As a pre-condition to applying for such #floor area# bonus, the applicant shall demonstrate that a #floor area ratio# of no less than 0.1 of the maximum #floor area ratio# set forth in Row C of Section [93-22](#) (Floor Area Regulations in Subdistricts B, C, D, E, and F), has been achieved prior to, or in conjunction with, the application. For the purposes of this paragraph, defined terms additionally include those in Section [66-11](#) (Definitions).

93-223 - Maximum floor area ratio in Hell's Kitchen Subdistrict D

LAST AMENDED
12/5/2024

- (a) Subareas D1 and D2

In Subareas D1 and D2 of Hell's Kitchen Subdistrict D, the basic maximum #floor area ratios# of non-#residential buildings# are set forth in Row A in the table in Section [93-22](#) and may be increased to the amount specified in Row C pursuant to Section [93-31](#) (District Improvement Fund Bonus) or through the transfer of #floor area# from the #Phase 2 Hudson Boulevard and Park# as set forth in Section [93-32](#). The basic maximum #floor area ratios# of any #building# containing #residences# are set forth in Row B.

The #floor area ratio# of any #building# containing #residences# may be increased from 6.5 as follows:

- (1) The #residential# #floor area ratio# may be increased to a maximum of 12.0 where the following are met:
 - (i) an amount of #floor area# equal to at least 20 percent of the total #residential# #floor area# is allocated to #qualifying affordable housing# or #qualifying senior housing#;
 - (ii) a #floor area# increase or transfer equal to a #floor area ratio# of 2.5 has been earned pursuant to Section [93-31](#) or [93-32](#); and
- (2) Any #floor area# increase above a #floor area ratio# of 12.0 shall be only pursuant to Sections [93-31](#) or [93-32](#).

Furthermore, in Subarea D1, the #floor area ratio# on a #zoning lot# may exceed 13.0 only where the #community facility# #floor area ratio# is not less than the excess of such #floor area ratio# above 13.0.

- (b) Subarea D3

In Subarea D3, the basic maximum #floor area ratio# may be increased only pursuant to Section [93-31](#). In addition, for #qualifying affordable housing# or #qualifying senior housing#, the maximum #residential# #floor area ratio# shall be 9.0.

- (c) Subareas D4 and D5

In Subareas D4 and D5, the underlying #floor area ratio# regulations shall apply.

(d) Authorization for transfer of #floor area# for public facilities

For any #zoning lot# located partially in Subarea D2 and partially in Subarea D4, where such #zoning lot# is occupied by a #development# or #enlargement# that includes a public facility, the City Planning Commission may authorize modifications to the #street wall# requirements of Subarea D4 and authorize modifications to the provisions of Section [77-22](#) (Floor Area Ratio) in order to allow the transfer of #floor area# from that portion of the #zoning lot# located in Subarea D4 to that portion located in Subarea D2, provided the #floor area ratio# for the #zoning lot# does not exceed the adjusted maximum #floor area ratio# for the #zoning lot# as specified in Section [77-22](#). In order to authorize such modifications, the Commission shall find that:

- (1) such public facility provides a necessary service to the surrounding area;
- (2) such transfer of #floor area# is necessary in order for the #development# or #enlargement# to achieve an adequate separation of #uses# on the #zoning lot#; and
- (3) such transfer of #floor area# will not unduly increase the #bulk# of any #development# or #enlargement#, density of population or intensity of #use# to the detriment of occupants of #buildings# on the #block# or surrounding #blocks#, and that any disadvantages to the surrounding area caused by reduced access of light and air will be more than offset by the advantages of the public facility to the local community and the City as a whole.

(e) Authorization for transfer of floor area for public open areas

For #developments# or #enlargements# on #zoning lots# divided by district boundaries that are wholly or partially within Hell's Kitchen Subdistrict D and provide publicly accessible open areas contiguous to or over the Lincoln Tunnel Approaches or Dyer Avenue, the Commission may authorize the distribution of #floor area# across such district boundaries pursuant to Section [93-543](#) (Authorization for the provision of public open areas).

93-224 - Maximum floor area ratio in the South of Port Authority Subdistrict E

LAST AMENDED
12/5/2024

In the South of Port Authority Subdistrict E, #residential use# shall only be permitted as part of a #development# or #enlargement# on a #zoning lot# with a #commercial# #floor area ratio# of 15.0 or more, or as provided for phased #developments# in Section [93-122](#) (Certification for residential use in Subdistricts A, B and E). The maximum #residential# #floor area ratio# for #zoning lots# containing standard #residences# shall be as set forth in Row C. For #zoning lots# containing #qualifying affordable housing# or #qualifying senior housing#, the maximum #residential# #floor area ratio# shall be 3.6.

For #developments# or #enlargements# on #qualifying transit improvement sites#, a #floor area# bonus for #mass transit station# improvements may be granted by the City Planning Commission pursuant to the provisions of Section [66-51](#) (Additional Floor Area for Mass Transit Station Improvements). As a pre-condition to applying for such #floor area# bonus, the applicant shall demonstrate that a #floor area ratio# of no less than 0.1 of the maximum #floor area ratio# set forth in Row C of Section [93-22](#) (Floor Area Regulations in Subdistricts B, C, D, E, and F), has been achieved, prior to, or in conjunction with, the application. For the purposes of this paragraph, defined terms additionally include those in Section [66-11](#) (Definitions).

93-225 - Floor area regulations in Subdistrict F

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12/5/2024

In Subdistrict F, the maximum #floor area ratio# for #residential#, #community facility# and #commercial uses# on a #zoning lot# shall be as follows:

- (a) the maximum #residential# #floor area ratio# shall be 8.0 for #zoning lots# containing standard #residences# or 9.6 for #zoning lots# containing #qualifying affordable housing# or #qualifying senior housing#;
- (b) the maximum #floor area ratio# for #community facility uses# shall be 2.0. However, any floor space occupied by a public #school#, constructed in whole or in part pursuant to agreement with the New York City School Construction Authority and subject to the jurisdiction of the New York City Department of Education, shall be exempted from the definition of #floor area# for the purposes of calculating the permitted #floor area ratio# for #community facility uses# and the total maximum #floor area ratio# of the #zoning lot#;
- (c) the maximum #floor area ratio# for #commercial# #uses# shall be 8.0; and
- (d) the total maximum #floor area ratio# in the subdistrict shall be 10.4.

93-226 - Floor area regulations in Subdistrict G

LAST AMENDED

12/5/2024

In Subdistrict G, the basic maximum permitted #floor area ratio# for #residential#, #community facility#, and #commercial# #uses# on a #zoning lot# shall be as follows:

- (a) the maximum #floor area ratio# for #residential uses# shall be 12.0, pursuant to the Mandatory Inclusionary Housing Program provisions set forth in Section [27-10](#) (ADMINISTRATION OF AFFORDABLE HOUSING);
- (b) the maximum #floor area ratio# for #community facility uses# shall be 12.0;
- (c) the maximum #floor area ratio# for #commercial# #uses# shall be 12.0; and
- (d) the total maximum #floor area ratio# shall be 24.0.