



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

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

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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, F, G and H), 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).