



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# **87-211 - Special floor area regulations**

File generated by <https://zr.planning.nyc.gov> on 12/29/2025

---

## 87-211 - Special floor area regulations

---

LAST AMENDED

12/5/2024

The maximum #floor area ratio# for #zoning lots# containing only standard #residences#, or such #residential uses# with #community facility# or #commercial# #uses#, shall be 3.33. The maximum #floor area ratio# for #zoning lots# containing #qualifying affordable housing# or #qualifying senior housing# shall be 4.0.