



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

87-211 - Special floor area regulations

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LAST AMENDED

12/11/2017

The maximum #floor area ratio# for #zoning lots# containing only #residential uses#, or #residential uses# and #community facility# or #commercial# #uses# shall be 3.0. Such maximum #floor area ratio# may be increased to 4.0 through the provision of #affordable housing# pursuant to paragraph (b) of Section [23-154](#) (Inclusionary Housing). The maximum #floor area ratio# for #affordable independent residences for seniors# shall be 4.0.