



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

97-411 - Maximum floor area ratio within the Core Subdistrict

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LAST AMENDED
12/5/2024

In C4-4D, C4-7 or C6-3 Districts in the Core Subdistrict, as shown on Map 1 in Appendix A of this Chapter, the maximum permitted floor area ratios shall be as listed in the following table for residential, commercial and community facility uses.

Separate residential floor area ratios are set forth for zoning lots containing standard residences and zoning lots containing qualifying affordable housing or qualifying senior housing.

The residential floor area ratios or commercial floor area ratios may be increased up to the applicable maximum floor area ratios in the following table, provided that for every four square feet of bonused floor area, an amount of space equivalent to one square foot of such bonused floor area shall be used for those visual or performing arts uses designated in paragraph (b) of Section 97-11 (Special Arts and Entertainment Uses). Such bonused floor area shall be permitted only upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the conditions set forth in Section 97-42 have been met.

MAXIMUM PERMITTED FLOOR AREA RATIO (FAR) FOR RESIDENTIAL,
COMMERCIAL AND COMMUNITY FACILITY USES

Within the Core Subdistrict						
District	Residential Floor Area Ratio for Standard Residences	Residential Floor Area Ratio for Qualifying Affordable Housing or Qualifying Senior Housing	Residential Floor Area Ratio with Visual or Performing Arts Bonus	Commercial Floor Area Ratio	Commercial Floor Area Ratio with Visual or Performing Arts Bonus	Community Facility Floor Area Ratio
C4-4D	6.0	7.2	7.2	4.0	5.40	6.0
C4-7	6.0	7.2	7.2	7.2	8.65	7.2
C6-3	6.0	7.2	7.2	6.0	8.00	6.0