



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

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# | #Commerical 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                                   |