



## **Zoning Resolution**

**THE CITY OF NEW YORK**  
**Zohran K. Mamdani, Mayor**

**CITY PLANNING COMMISSION**  
**Daniel R. Garodnick, Chair**

# **94-092 - Maximum floor area ratio**

File generated by <https://zr.planning.nyc.gov> on 2/15/2026

---

## 94-092 - Maximum floor area ratio

---

LAST AMENDED

12/5/2024

The permitted basic #floor area ratio# for #community facility# #use# is 1.25. The underlying district #floor area ratio# may be increased on any #zoning lot# by the amount set forth in Section [94-08](#) (Special Floor Area Bonus Provisions) or through transfer provisions pursuant to Section [94-094](#) (Authorization provisions for transfer of development rights to receiving lots) or by special permit pursuant to Section [94-095](#) (Special permit for floor area, location within buildings, building height and related parking modifications within Area G).