



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

81-211 - Maximum floor area ratio for non-residential or mixed buildings

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81-211 - Maximum floor area ratio for non-residential or mixed buildings

LAST AMENDED

8/14/2025

- (a) For #non-residential buildings# or #mixed buildings#, the basic maximum #floor area ratios# of the underlying districts shall apply as set forth in this Section.
- (b) In the #Special Midtown District#, the basic maximum #floor area ratio# on any #zoning lot# may be increased by bonuses or other #floor area# allowances only in accordance with the provisions of this Chapter, and the maximum #floor area ratio# with such additional #floor area# allowances shall in no event exceed the amount set forth for each underlying district in the following table:

MAXIMUM FLOOR AREA ALLOWANCES FOR SPECIFIED FEATURES AND MAXIMUM FLOOR AREA RATIOS BY DISTRICTS

| | Maximum #Floor Area Ratio# (FAR) | | | | |
|--|----------------------------------|-----------|-----------------------------|-------|----------------|
| Means for Achieving Permitted FAR Levels on a #Zoning Lot# | C5P | C6-4 C6-5 | C5-2.5 C6-4.5 C6-5.5 C6-6.5 | C6-7T | C5-3 C6-6 C6-7 |
| A. Basic Maximum FAR | 8.0 | 10.0 | 12.0 | 14.0 | 15.0 |

| | | | | | |
|--|------------------|-----------------------|---------------------|------|------------------|
| B. Maximum As-of-Right #Floor Area# Allowances: #Public plazas# - Section 81-23 | — | 1.0 ^{1,2} | 1.0 ^{1,3} | — | 1.0 ² |
| C. Maximum Total FAR with As-of-Right Incentives | 8.0 | 11.0 ^{1,2,6} | 13.0 ^{1,3} | 14.0 | 16.0 |
| D. Maximum District-wide #Floor Area# Allowances: #Mass Transit Station# - Section 66-51 | 1.6 ⁵ | 2.0 ⁵ | 2.4 | 2.8 | 3.0 |
| E. Maximum Total FAR with District-wide and As-of-Right Incentives | 9.6 | 12.0 | 14.4 | 16.8 | 18.0 |
| F. Maximum #Floor Area# Allowances in Penn Center Subdistrict: #Mass Transit Station# Improvement - Section 81-541 | — | 2.0 | — | — | 3.0 |
| G. Maximum Total FAR with As-of-Right, District-wide and Penn Center Subdistrict Incentives | — | 12.0 | — | — | 18.0 |

| | | | | | |
|--|---|------|------|------|------|
| H. Maximum As-of-Right #Floor Area# Allowances in Theater Subdistrict: | | | | | |
| Development rights (FAR) of a "granting site" - Section 81-744 | — | 10.0 | 12.0 | 14.0 | 15.0 |
| Maximum amount of transferable development rights (FAR) from "granting sites" that may be utilized on a "receiving site" - Section 81-744(a) | — | 2.0 | 2.4 | 2.8 | 3.0 |
| I. Maximum Total FAR with As-of-Right #Floor Area# Allowances in Theater Subdistrict | — | 12.0 | 14.4 | 16.8 | 18.0 |
| J. Maximum #Floor Area# Allowances by Authorization in Eighth Avenue Corridor - Section 81-744(b) | — | 2.4 | — | — | — |

| | | | | | |
|--|-----|-------------------|-------------------|------|------|
| K. Maximum Total FAR with As-of-Right and Theater Subdistrict Authorizations | — | 14.4 | 14.4 | 16.8 | 18.0 |
| L. Maximum Special Permit #Floor Area# Allowances in Theater Subdistrict: Rehabilitation of "listed theaters" Section 81-745 | — | 4.4 | 2.4 | 2.8 | 3.0 |
| M. Maximum Total FAR with Theater Subdistrict, District-wide and As-of-Right Incentives | 9.6 | 14.4 ⁷ | 14.4 | 16.8 | 18.0 |
| N. Maximum FAR of Lots Involving Landmarks: | | | | | |
| Maximum FAR of a lot containing non-bonusable landmark - Section 74-711 or as-of-right | 8.0 | 10.0 | 12.0 | 14.0 | 15.0 |
| Development rights (FAR) of a landmark lot for transfer purposes - Section 75-42 | 8.0 | 10.0 | 13.0 ⁴ | 14.0 | 16.0 |

| | | | | | |
|---|-----|-------------------|------|----------|----------|
| Maximum amount of transferable development rights (FAR) from a landmark #zoning lot# that may be utilized on a #receiving lot# - Section 75-42 | 1.6 | 2.0 | 2.4 | No Limit | No Limit |
| O. Maximum Total FAR of a Lot with Transferred Development Rights from Landmark #Zoning Lot#, Theater Subdistrict Incentives, District-wide Incentives and As-of Right Incentives | 9.6 | 14.4 ⁷ | 14.4 | No Limit | No Limit |

- ¹ Not available for #zoning lots# located wholly within Theater Subdistrict Core
- ² Not available within the Eighth Avenue Corridor
- ³ Not available within 100 feet of a #wide street# in C5-2.5 Districts
- ⁴ 12.0 in portion of C6-5.5 District within the Theater Subdistrict Core
- ⁵ For #zoning lots# with #qualifying affordable housing# or #qualifying senior housing#, the permitted #floor area# bonus shall be calculated in accordance with Section [66-51](#) (Additional Floor Area for Mass Transit Station Improvements)
- ⁶ 12.0 for #zoning lots# with full #block# frontage on Seventh Avenue and frontage on West 34th Street, pursuant to Section [81-542](#) (Retention of floor area bonus for plazas or other public

spaces)

- 7 For #zoning lots# utilizing a #floor area# bonus pursuant to Section [66-51](#), such maximum #floor area ratio# shall only be permitted with the provision of #qualifying affordable housing# or #qualifying senior housing#.