



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

81-241 - Maximum floor area ratios for a residential building or the residential portion of a mixed building

File generated by <https://zr.planning.nyc.gov> on 4/5/2026

81-241 - Maximum floor area ratios for a residential building or the residential portion of a mixed building

LAST AMENDED

12/5/2024

For residential buildings or residential portions of mixed buildings in the Special Midtown District, the underlying floor area regulations shall apply except that in the C5-P District, the maximum residential floor area ratio shall be 8.0 for zoning lots containing standard residences, and 9.6 for zoning lots containing qualifying affordable housing or qualifying senior housing.