Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

109-22 - Bulk Regulations

File generated by https://zr.planning.nyc.gov on 11/6/2026

109-22 - Bulk Regulations

LAST AMENDED
2/3/1977

109-221 - Floor area regulations

LAST AMENDED
12/5/2024

Within Area A1, the maximum #floor area ratio# on a #zoning lot# shall not exceed the following:

	#Floor Area Ratio#	
#Use#	#Corner Lot#	#Through Lot# or #Interior Lot#
#Commercial#	5.1	4.5
#Community facility# or #residential# other than #qualifying affordable housing# or #qualifying senior housing#	4.1	3.5
#Qualifying affordable housing# or #qualifying senior housing#	4.92	4.2

The maximum #floor area# in a #mixed building# shall be the maximum #floor area# permitted for either the #commercial# portion of such #building#, or the #community facility# portion of such #building# or the #residential# portion of such #building#, as set forth in this Section, whichever permits the greatest amount of #floor area#.