



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

109-221 - Floor area regulations

File generated by <https://zr.planning.nyc.gov> on 6/14/2026

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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#.