Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

128-21 - Maximum Floor Area Ratio

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LAST AMENDED
12/5/2024

In C4-2 Districts within the Upland Subdistrict, the maximum #floor area ratio# shall be modified as follows:

(a) for #zoning lots# with less than 10,000 square feet of #lot area# without frontage on a #commercial street#, the maximum #floor area ratio# for any #use#, separately or in combination, shall be 2.2. However, for #qualifying affordable housing# or #qualifying senior housing#, the maximum #floor area ratio# shall be 2.64. No #floor area# bonuses shall apply; or

(b) for all other #zoning lots#, the maximum #floor area ratio# for any #use#, separately or in combination, shall be 3.4. However, for #qualifying affordable housing# or #qualifying senior housing#, the maximum #floor area ratio# shall be 4.08. No #floor area# bonuses shall apply.