



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

123-621 - Maximum floor area ratio for community facilities

File generated by <https://zr.planning.nyc.gov> on 2/5/2026

123-621 - Maximum floor area ratio for community facilities

LAST AMENDED

12/5/2024

The maximum #floor area ratio# permitted for a #community facility# #use# pursuant to Article IV, Chapter 3, shall not apply. In lieu thereof, the maximum #floor area ratio# permitted for a #community facility use# shall be the maximum #floor area ratio# allowed for a #community facility use# pursuant to the designated #Residence District# regulations set forth in Section [24-10](#) (FLOOR AREA AND LOT COVERAGE REGULATIONS), inclusive.

On #waterfront blocks#, as defined in Section [62-11](#), the applicable provisions of [62-32](#) (Floor Area Regulations on Waterfront Blocks), inclusive, shall apply.