



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# **123-62 - Maximum Floor Area Ratio for Community Facilities**

File generated by <https://zr.planning.nyc.gov> on 1/19/2025

---

## 123-62 - Maximum Floor Area Ratio for Community Facilities

---

LAST AMENDED

2/2/2011

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. #Lot coverage# requirements shall not apply.

When the designated district is an R7-3 District, the maximum #floor area ratio# for a #community facility use# shall be 5.0.

When the designated district is an R9-1 District, the maximum #floor area ratio# for a #community facility use# shall be 9.0.

The provisions of this Section shall not apply on #waterfront blocks#, as defined in Section [62-11](#). In lieu thereof, the applicable maximum #floor area ratio# set forth for #community facility uses# in Section [62-30](#) (SPECIAL BULK REGULATIONS) through [62-32](#) (Maximum Floor Area Ratio and Lot Coverage on Waterfront Blocks), inclusive, shall apply.