



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

123-622 - Maximum floor area ratio for zoning lots containing only residential buildings

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

123-622 - Maximum floor area ratio for zoning lots containing only residential buildings

LAST AMENDED

12/5/2024

Where the designated #Residence District# is an R3, R4 or R5 District, the #floor area# regulations of Section [23-21](#) (Floor Area Regulations for R1 Through R5 Districts), inclusive, applicable to such #Residence District# shall apply except that, where located within the #Greater Transit Zone#, the #floor area# regulations for R5 Districts on #qualifying residential sites# shall apply.

Where the designated #Residence District# is an R6 through R12 District, the #floor area# regulations of Section [23-22](#) (Floor Area Regulations for R6 Through R12 Districts), inclusive, applicable to such #Residence District# shall apply.