



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

101-20 - SPECIAL BULK REGULATIONS

File generated by <https://zr.planning.nyc.gov> on 2/15/2026

101-20 - SPECIAL BULK REGULATIONS

LAST AMENDED

12/5/2024

The #bulk# regulations of the underlying districts shall apply, except as superseded, supplemented or modified by the provisions of this Section, inclusive.

In addition, for #developments# or #enlargements# on #qualifying transit improvement sites#, a #floor area# bonus for #mass transit station# improvements may be granted by the City Planning Commission pursuant to the provisions of Section [66-51](#) (Additional Floor Area for Mass Transit Station Improvements). For the purposes of this paragraph, defined terms additionally include those in Section [66-11](#) (Definitions).

101-21 - Special Floor Area Regulations

LAST AMENDED

12/5/2024

R7-1 C6-1 C6-4.5 C6-6 C6-9

(a) In R7-1 Districts

In R7-1 Districts, the underlying #floor area# regulations applicable to R7A Districts shall

apply.

(b) In C6-1 Districts

In C6-1 Districts, the maximum #residential# #floor area ratio# shall be 3.44 for #zoning lots# containing standard #residences#, or 4.13 for #zoning lots# containing #qualifying affordable housing# or #qualifying senior housing#.

(c) In C6-4.5 Districts

In C6-4.5 Districts, the maximum permitted #floor area ratio# for #commercial# or #community facility uses# shall be 12.0. No #floor area# bonuses for #commercial# or #community facility uses# shall be permitted except in accordance with the provisions of Section [66-51](#) (Additional Floor Area for Mass Transit Station Improvements), where applicable.

(d) In C6-6 Districts

In C6-6 Districts, the underlying provisions shall apply, except that in #Mandatory Inclusionary Housing areas# mapped before October 21, 2021, the maximum #residential# #floor area ratio# shall be 9.0.

(e) In C6-9 Districts

In C6-9 Districts, the maximum permitted #floor area ratio# for #commercial# or #community facility uses# shall be 18.0.

However, in the C6-9 District bounded by Flatbush Avenue, State Street, 3rd Avenue and Schermerhorn Street, the maximum permitted #floor area ratio# for #commercial# or #community facility uses# shall be 12.0, and the maximum #residential# #floor area ratio# shall

be 9.0. On a #zoning lot# with a minimum #lot area# of 50,000 square feet improved with public #schools# containing at least 100,000 square feet of floor space #developed# pursuant to an agreement with the New York City Educational Construction Fund, the maximum permitted #floor area ratio# for #commercial# or #community facility uses# shall be 15.0, and the maximum #residential floor area# #ratio# shall be 12.0. Up to 46,050 square feet of floor space within such public #schools# shall be exempt from the definition of #floor area# for the purposes of calculating the permitted #floor area ratio# for #community facility uses# and the total maximum #floor area ratio# of the #zoning lot#.

No #floor area# bonuses shall be permitted except as authorized granted by the City Planning Commission pursuant to the provisions of Section [66-51](#) (Additional Floor Area for Mass Transit Station Improvements).

101-22 - Special Height and Setback Regulations

LAST AMENDED

12/5/2024

The height of all #buildings or other structures# shall be measured from the #base plane#. The provisions of Section [101-221](#) (Permitted Obstructions) shall apply to all #buildings# within the #Special Downtown Brooklyn District#.

In R7-1, C5-4, C6-1, C6-4 and C6-9 Districts, except C6-1A Districts, the underlying height and setback regulations shall apply except as modified by the provisions of this Section. #Buildings or other structures# within the Schermerhorn Street Height Limitation Areas shall comply with the provisions of Section [101-30](#) (SPECIAL PROVISIONS WITHIN HEIGHT LIMITATION AREAS).

101-221 - Permitted obstructions

LAST AMENDED
12/5/2024

The provisions of Section [33-42](#) (Permitted Obstructions) shall apply to all #buildings# within the #Special Downtown Brooklyn District#, except that dormers may penetrate a maximum base height in accordance with the provisions of paragraph (b) of Section [23-413](#) (Permitted obstructions in certain districts).

101-222 - Standard height and setback regulations

LAST AMENDED
12/5/2024

C2-4/R7-1 C6-1 C6-4.5 C6-6 C6-9

In the districts indicated, except C6-1A Districts, a #building or other structure# shall not exceed the applicable maximum #building# height set forth in the table in this Section. Furthermore, any portion of a #building or other structure# that exceeds the applicable maximum base height shall provide a setback pursuant to the provisions of Section [23-433](#) (Standard setback regulations).

MAXIMUM BASE HEIGHTS AND MAXIMUM BUILDING HEIGHTS IN C2-4/R7-1, C6-1, C6-4.5, C6-6 AND C6-9 DISTRICTS

	Maximum base height	Maximum #building# height
--	---------------------	---------------------------

District	Beyond 100 feet of a #wide street#	Within 100 feet of a #wide street#	Beyond 100 feet of a #wide street#	Within 100 feet of a #wide street#
C2-4/R7-1	85	85	165	165
C6-1	125	155	185	215
C6-4.5 C6-6 C6-9	125	155	255	255

C5-4 C6-4

In the districts indicated, the underlying height and setback provisions applicable to an R10A District shall apply. However, the minimum base height requirements need not apply.

101-223 - Tower regulations

LAST AMENDED

12/5/2024

C5-4 C6-1 C6-4 C6-6 C6-9

In the districts indicated, except C6-1A Districts, above the maximum base heights specified pursuant to Section [101-222](#) (Standard height and setback regulations), tower provided in accordance with the provisions of Section [23-435](#) (Tower regulations) shall be permitted as an alternative to the maximum #building# heights specified in Section [101-222](#). For #buildings or other structures# utilizing such provisions, no height limit shall apply, except that, in C6-1 Districts, the maximum height shall be 495

feet.