Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

135-21 - Special Floor Area Regulations

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LAST AMENDED
12/5/2024

The underlying #floor area# regulations are modified by the provisions of this Section. For the purpose of this Section, defined terms include those set forth in Sections 12-10 and 27-11.

The table below sets forth the maximum #floor area ratio# of a #zoning lot# for each Subdistrict as follows.

(a) Column 1 sets forth the maximum #floor area ratio# for #commercial# #uses# listed in Use Group VI;

(b) Column 2 sets forth the maximum #floor area ratio# for offices listed under Use Group VII;

(c) Column 3 sets forth the basic maximum #floor area ratio# for #residences#;

(d) Column 4 sets forth the maximum #residential# #floor area ratio# for #qualifying affordable housing# and #community facility uses#; and

(e) Column 5 sets forth the maximum #floor area ratio# for #qualifying senior housing#.

For #zoning lots# with #buildings# containing multiple #uses# or for #zoning lots# with multiple #buildings# containing different #uses#, the maximum #floor area ratio# for each #use# shall be as set forth in the table, and the maximum #floor area ratio# for the #zoning lot# shall not exceed the greatest #floor area ratio# permitted for any such #use# on the #zoning lot#.

MAXIMUM #FLOOR AREA RATIO#

	Column 1	Column 2	Column 3	Column 4	Column 5
Subdistrict, or Subarea, as applicable	For #commercial# #uses# other than offices	For offices	For #residences# other than #MIH sites# and #affordable independent residences for seniors#	For #MIH sites# and #community facility uses# other than #long-term care facilities#	For #affordable independent residences for seniors# or #long-term care facilities#
A	2.0	4.0	3.6	4.0	4.6
B	2.0	3.6	3.0	3.6	3.9
C	2.0	3.0	2.5	3.0	3.25
D1	2.0	2.0	2.5	3.0	3.25
D2	2.0	2.0	2.25	2.75	3.0
E	2.0	2.0	2.0	2.2	2.2
F	2.0	2.0	3.0	3.6	3.9