Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

143-21 - Special Floor Area Regulations

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143-21 - Special Floor Area Regulations

LAST AMENDED
12/5/2024

The applicable #floor area# regulations shall be modified as follows:

(a) the maximum #floor area ratio# for #qualifying affordable housing# or #qualifying senior housing# shall be as set forth in the table below:

District	Maximum #floor area ratio#
M1-5/R7D	5.6
M1-5/R7X	6.0
M1-5/R9A	8.5
M1-5/R9X, south of East Houston Street	9.7
M1-5/R10 and M1-6/R10	12.0

(b) the #floor area ratio# for #community facility# #uses# shall be 6.5; and

(c) in M1-6 Districts paired with an R10 District east of Broadway and north of Great Jones Street, the #floor area ratio# for all other non-#residential uses# shall be 7.0.