



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

143-21 - Special Floor Area Regulations

File generated by <https://zr.planning.nyc.gov> on 8/17/2025

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.