



## **Zoning Resolution**

**THE CITY OF NEW YORK**  
**Zohran K. Mamdani, Mayor**

**CITY PLANNING COMMISSION**  
**Sideya Sherman, Chair**

# **145-21 - Floor Area Regulations**

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## 145-21 - Floor Area Regulations

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LAST AMENDED

8/15/2024

The #floor area# regulations of the underlying districts shall apply, except as modified by the provisions of this Section, inclusive.

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## 145-211 - Basic floor area regulations

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LAST AMENDED

12/5/2024

(a) #Commercial # #floor area ratio#

In C4-3 or C4-4 Districts, the maximum #floor area ratio# for #commercial# #uses# shall be 4.0.

(b) #Community facility# #floor area ratio#

In M1 Districts with an A suffix paired with an R7-3 District, the maximum #floor area ratio# for #community facility# #uses# shall be 6.5.

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## 145-212 - Floor area provisions for zoning lots containing schools in Subdistrict A

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LAST AMENDED

8/15/2024

In Subdistrict A, on a #zoning lot# improved with public #schools# pursuant to an agreement with the New York City School Construction Authority, up to 100,000 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#.