Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

145-21 - Floor Area Regulations

File generated by https://zr.planning.nyc.gov on 11/22/2026

145-21 - Floor Area Regulations

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.

145-211 - Basic floor area regulations

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.

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

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#.