



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

145-211 - Basic floor area regulations

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LAST AMENDED

8/15/2024

(a) Residential floor area ratio

In R6A, R6-1 or R7-2 Residence Districts, and Commercial Districts mapped within or with a residential equivalent of such Districts, the maximum residential floor area ratio for zoning lots in a Mandatory Inclusionary Housing area set forth in paragraph (d) of Section [23-154](#) (Inclusionary Housing) shall be modified as follows:

(1) in R6A or R6-1 Districts, the maximum floor area ratio for residential uses shall be 3.9; and

(2) in R7-2 Districts, the maximum floor area ratio for residential uses shall be 5.0.

(b) Commercial floor area ratio

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

(c) 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.