



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

35-32 - Maximum Floor Area for Mixed Buildings on Qualifying Residential Sites

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LAST AMENDED
12/5/2024

On #qualifying residential sites#, subject to the individual maximum #floor area ratios# for #commercial#, #community facility# and #residential uses#, the maximum #floor area ratio# for a #zoning lot# with #buildings# containing #residential# and non-#residential uses#, shall be as set forth in this Section.

Within the #Greater Transit Zone#, the maximum #floor area ratio# shall be 2.50.

Outside the #Greater Transit Zone#, the maximum #floor area ratio# shall be as set forth for the applicable #Residence District# the #Commercial District# is mapped within, or the #residential equivalent# of such #Commercial District#.

MAXIMUM FLOOR AREA RATIO FOR MIXED BUILDINGS
OUTSIDE THE GREATER TRANSIT ZONE

| District | Maximum #floor area ratio# for #zoning lot# |
|--------------------|---|
| R1 R2 R3-1 R3A R3X | 1.50 |
| R3-2 | 1.60 |
| R4 | 2.00 |
| R5 | 2.50 |