Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

111-24 - Bulk Regulations for Areas A4, A5. A6 and A7

File generated by https://zr.planning.nyc.gov on 11/13/2026

111-24 - Bulk Regulations for Areas A4, A5. A6 and A7

LAST AMENDED
12/5/2024

Except as set forth in this Section, the #bulk# regulations of the underlying district shall apply.

(a) The maximum #residential# #floor area ratio# for #zoning lots# containing standard #residences#, and that permitted for #zoning lots# containing #qualifying affordable housing# or #qualifying senior housing# shall be as set forth in the following table:

Area	Maximum #Floor Area Ratio# for Standard #Residences#	Maximum #Floor Area Ratio# for #Qualifying Affordable Housing# or #Qualifying Senior Housing#
A4	6.5	7.8
A5	5.5	6.6
A6	6.0	7.2
A7	5.0	6.0

(b) The underlying height and setback regulations shall apply except that in Area A4, the maximum #building# height shall be 145 feet or, for #zoning lots# containing #qualifying affordable housing# or #qualifying senior housing#, 175 feet.