



## **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**

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

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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.