



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

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

File generated by <https://zr.planning.nyc.gov> on 4/24/2025

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	7.8	
A5	6.6	
A6	7.2	
A7	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.