**Zoning Resolution**

THE CITY OF NEW YORK
**Zohran K. Mamdani, Mayor**

CITY PLANNING COMMISSION
**Sideya Sherman, Chair**

# 117-22 - Special Floor Area Regulations

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## 117-22 - Special Floor Area Regulations

LAST AMENDED
11/12/2025

The #floor area# regulations of the underlying districts shall apply, except as modified by the provisions of this Section, inclusive.

## 117-221 - Special floor area regulations in certain paired districts

LAST AMENDED
11/12/2025

In M1 Districts paired with an R9 or R10 District, the following maximum #floor area ratios# shall apply:

MAXIMUM FLOOR AREA RATIO FOR ALL USES

| | #Residential# #Floor Area Ratio# for Standard #Residences# | #Residential Floor Area Ratio# for #Qualifying Affordable Housing# or #Qualifying Senior Housing# | #Community Facility# #Floor Area Ratio# | #Commercial# or #Manufacturing# Area Ratio# |
|---|---|---|---|---|
| M1-6/ R9 | 8.0 | 9.6 | 10.0 | 15.0 |
| M1-6/ R10 | 10.0 | 12.0 | 12.0 | 12.0 |

Such maximum #floor area# may be increased where a #public plaza# is provided pursuant to 117-223.

## 117-222 - Special floor area provisions for zoning lots containing schools

LAST AMENDED
11/12/2025

For #zoning lots# with a #lot area# of at least 20,000 square feet, up to 150,000 square feet of floor space within a public #school# constructed in whole or in part pursuant to a written agreement with the New York City School Construction Authority and subject to the jurisdiction of the Department of Education shall be exempt from the definition of #floor area#.

## 117-223 - Authorization for a public plaza

LAST AMENDED
11/12/2025

In M1 Districts paired with an R9 or R10 District, for #zoning lots# with a #lot area# of at least 25,000 square feet, the City Planning Commission may authorize an increase in the maximum #floor area ratio# where a #public plaza# is provided on the #zoning lot# in accordance with the provisions of Section 37-70 (PUBLIC PLAZAS), inclusive.

In conjunction with such #floor area# bonus, the Commission may authorize modifications to the applicable #bulk# regulations of this Resolution, or to the regulations governing #public plazas# in Section 37-70, inclusive.

In order to grant such authorization, the Commission shall determine that the conditions and limitations of paragraph (a) and the findings of paragraph (b) are met.

(a) Conditions and limitations

The following conditions and limitations shall apply:

(1) for the purposes of determining the bonus ratio to follow:

(i) for M1 Districts paired with an R9 District, the underlying bonus ratio for a C6-3 District shall apply; and

(ii) for M1 Districts paired with an R10 District, the underlying bonus ratio for a C6- 4 District shall apply; and

the #floor area# bonus resulting from applying such ratio shall not exceed 20 percent of the maximum #floor area ratio# otherwise permitted by the applicable district regulations;

(2) modifications to the maximum permitted #building# height shall not result in an increase that exceeds 25 percent of the maximum #building# height otherwise permitted by the applicable district regulations; and

(3) modifications to the regulations governing #public plazas# shall be limited to:

(i) the basic design criteria set forth in Section 37-71, inclusive, other than the area dimensions provisions of Section 37-712;

(ii) the access and circulation provisions set forth in Section 37-72, inclusive, other than hours of access set forth in Section 37-727; and

(iii) the types and standards for amenities set forth in Section 37-74, inclusive.

(b) Findings

The Commission shall find that:

(1) the public benefit derived from the #public plaza# merits the amount of additional #floor area# being granted pursuant to this Section;

(2) the #public plaza# will be well-integrated with the overall pedestrian circulation network and will contribute to an enhanced streetscape;

(3) any modification to #bulk# regulations are the minimum extent necessary to reasonably accommodate the #public plaza# and the additional #floor area# granted pursuant to this Section and will not unduly obstruct access to light and air to surrounding #streets# and properties; and

(4) any modification to #public plaza# regulations are the minimum extent necessary, and will better align such #public plaza# regulations with unique site configurations or with the mixed-use character of the neighborhood.

The Commission may prescribe additional appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

## 117-224 - Special floor area provisions for off-street parking

LAST AMENDED
11/12/2025

Floor space used for #accessory# off-street parking spaces provided in any #story# located not more than 33 feet above #curb level# shall be exempt from the definition of #floor area#