



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

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

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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.