Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

91-20 - FLOOR AREA AND DENSITY REGULATIONS

File generated by https://zr.planning.nyc.gov on 9/15/2026

91-20 - FLOOR AREA AND DENSITY REGULATIONS

LAST AMENDED
8/27/1998

91-21 - Maximum Floor Area Ratio

LAST AMENDED
2/2/2011

The basic maximum #floor area ratio# on a #zoning lot# is specified in the table in Section 91-22 (Floor Area Increase Regulations) and may be increased only pursuant to the #floor area# increase and bonus provisions of this Chapter.

Notwithstanding the #floor area# increase and bonus provisions of this Chapter, the maximum permitted #floor area ratio# on a #zoning lot# for #residential use# shall be 12.0.

91-22 - Floor Area Increase Regulations

LAST AMENDED
12/5/2024

The basic maximum #floor area ratio# (FAR) of the underlying district may be increased by the inclusion of specific additional bonus #floor area# for a maximum #floor area ratio# as specified in the table in this Section.

The provisions of paragraph (a) of Section 75-422 (Certification to transfer development rights from landmarks), pertaining to the transfer of development rights from landmark sites, shall be subject to the restrictions on the transfer of development rights (FAR) of a landmark "granting lot" as set forth in this table. Wherever there may be an inconsistency between any provision in Section 75-422 and the table, the provisions of the table shall apply.

MAXIMUM FLOOR AREA RATIOS AND FLOOR AREA BONUSES BY ZONING DISTRICT

BASIC AND MAXIMUM FLOOR AREA RATIOS (FAR)

Means for Achieving Permitted FAR Levels on a #Zoning Lot#	#Special Lower Manhattan District# except within Core or Subdistrict				Historic & Comm Core	South Street Seap all water			
	R8	C6-4	C5-3 C5-5 C6-9	M1-4	C5-5	C2-8	C4-6	C6-2A	
Basic maximum FAR for non-residential #uses#	6.5[2]	10.0	15.0	2.0[1] 6.5[2]	15.0	2.0[1] 3.4[2]	3.4	6.0[1] 6.5[2]	
Basic maximum FAR for standard #residences#	6.02	10.0	10.0	NA	10.0	10.0	3.4	6.02	
Basic maximum FAR for #qualifying affordable housing# or #qualifying senior housing#	7.2	12.0	12.0	NA	12.0	12.0	4.08	7.2	
Maximum as-of-right #floor area# bonus for #public plazas#	NA	2.0[9]	3.0	NA	NA	NA	NA	NA	

Maximum FAR with as-of-right #floor area# bonuses	7.2	12.0[9]	18.0	6.5	15.0	12.0	4.08	7.2	
Maximum #floor area# bonuses by authorization or special permit: #mass transit station# improvements and #covered pedestrian spaces#	NA	2.0[6]	3.0	NA	3.0	2.0[7]	NA	NA	
Maximum FAR with as-of-right, authorization or special permit #floor area# bonuses	7.2	12.0[8,9]	18.0	6.5	18.0	12.0[8]	4.08	7.2	
Development rights (FAR) of a landmark lot for transfer purposes (75-42)	NA	10.0	15.0[3] 18.0[4]	NA	15.0	NA	NA	NA	
Maximum total FAR of designated receiving sites in South Street Seaport Subdistrict (91-60)	NA	NA	NA	NA	NA	NA	4.08	8.02	2
Maximum FAR with transferred development rights from landmark #zoning lot# and as-of-right and authorization or special permit #floor area# bonuses	7.2	14.0[8,9]	21.6	2.4[1] 7.8[2]	21.6	NA	4.08	8.02	2

1 for a #commercial# or, where permitted, #manufacturing use#

2 for a #community facility use#

3 if receiving lot is located in a zoning district with a basic maximum FAR of less than 15

4 if receiving lot is located in a zoning district with a basic maximum FAR of 15

5 maximum FAR for receiving lots less than 30,000 square feet

6 for #zoning lots# utilizing a #floor area# bonus pursuant to Section 66-51 (Additional Floor Area for Mass Transit Station Improvements), the maximum #floor area# bonus shall be 2.4 FAR

7 only pursuant to Section 66-51

8 for #zoning lots# containing #qualifying affordable housing# or #qualifying senior housing#, and utilizing a #floor area# bonus pursuant to Section 66-51, the maximum FAR shall be calculated in accordance with the provisions of such Section

9 for #zoning lots# containing #qualifying affordable housing# or #qualifying senior housing#, and utilizing a #floor area# bonus for #public plaza#, the maximum FAR shall be calculated in accordance with the provisions of paragraph (c) of Section 91-23 (Floor Area Bonus for Public Plazas).

91-23 - Floor Area Bonus for Public Plazas

LAST AMENDED
12/5/2024

The maximum permitted #floor area# on a #zoning lot# may be increased, in accordance with the following regulations, where a #public plaza# is provided that meets the requirements of Section 37-70 (PUBLIC PLAZAS):

(a) A #floor area# bonus for a #public plaza# shall only be permitted for a #development# or #enlargement# that is located:

(1) outside the Historic and Commercial Core;

(2) outside the South Street Seaport Subdistrict; or

(3) beyond 50 feet of a #street line# of a designated #street#, except in C6-4 Districts, on which:

(i) retail continuity is required, pursuant to Section 91-41 (Regulations for Designated Retail Streets); or

(ii) #street wall# continuity is required, pursuant to the regulations for Type 1 or Type 2A #street walls# pursuant to Section 91-31 (Street Wall Regulations).

(b) Within a C6-4 District, paragraph (a)(3) of this Section shall not apply to the location of a #development# or #enlargement#. However, a #floor area# bonus for a #public plaza# shall be permitted, provided that such #public plaza# is located beyond 50 feet of the designated #streets# referenced in paragraph (a)(3) of this Section.

(c) For each square foot of a #public plaza#, the basic maximum #floor area# permitted by Section 91-22 (Floor Area Increase Regulations) may be increased, in C6-4 Districts, by six square feet, to a maximum #floor area ratio# of 12.0, or 20 percent of the greatest #floor area ratio# permitted on the #zoning lot# and, in C5-3, C5-5 and C6-9 Districts, by 10 square feet, to a maximum #floor area ratio# of 18.0.

(d) When a #public plaza# that meets the requirements for a #floor area# bonus is located on a #zoning lot# divided by a district boundary, the bonusable #floor area# may be credited to either portion of the #zoning lot#, notwithstanding the location of the #public plaza# or the date of the creation of the #zoning lot#. The amount of bonusable #floor area# permitted on either portion of the #zoning lot# shall not exceed the maximum amount of #floor area# permitted on such portion if it were a separate #zoning lot# subject to all other provisions of Article VII, Chapter 7.

91-24 - Special Permit Bonuses for Increased Floor Area

LAST AMENDED

12/5/2024

Within the #Special Lower Manhattan District#, the City Planning Commission may grant the following special permits for increased #floor area# in accordance with the provisions of this Section.

91-241 - Special permit for covered pedestrian space

LAST AMENDED
12/5/2024

In C5-3, C5-5, C6-4 and C6-9 Districts within the #Special Lower Manhattan District#, except within the South Street Seaport Subdistrict, the City Planning Commission may grant, by special permit, a #floor area# bonus for a #commercial#, #community facility# or #mixed building# that provides #covered pedestrian space# on a #zoning lot#, in accordance with the provisions of Section 74-85 (Covered Pedestrian Space).

The total additional #floor area# permitted on the #zoning lot# shall not exceed the maximum amount permitted in the underlying district by the provisions of Sections 91-21 (Maximum Floor Area Ratio) and 91-22 (Floor Area Increase Regulations).