



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

91-22 - Floor Area Increase Regulations

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|---|---------------------------------------|--------------------|--|--------------------------------------|------|---|-----|---|-------------------|-------------------|
| Maximum FAR with as-of-right #floor area# bonuses | 6.02 ¹ 6.5 ³ | 12.0 | 18.0 | 2.0 ² 6.5 ³ | 15.0 | 2.0 ² 3.4 ³ 10.0 ⁴ | 3.4 | 6.0 ² 6.02 ⁴ 6.5 ³ | 15.0 | 15.0 |
| Maximum #floor area# bonuses by authorization or special permit: #mass transit station# improvements and #covered pedestrian spaces# | NA | 2.0 ⁸ | 3.0 | NA | 3.0 | 2.0 ⁹ | NA | NA | 3.0 ⁹ | 3.0 ⁹ |
| Maximum FAR with as-of-right, authorization or special permit #floor area# bonuses | 6.02 ¹ 6.5 ³ | 12.0 ¹⁰ | 18.0 | 2.0 ² 6.5 ³ | 18.0 | 12.0 | 3.4 | 6.0 ² 6.02 ⁴ 6.5 ³ | 18.0 | 18.0 |
| Development rights (FAR) of a landmark lot for transfer purposes (74-79) | NA | 10.0 | 15.0 ⁵ 18.0 ⁶ | NA | 15.0 | NA | NA | NA | NA | NA |
| Maximum total FAR of designated receiving sites in South Street Seaport Subdistrict (91-60) | NA | NA | NA | NA | NA | NA | 3.4 | 8.02 | 21.6 ⁷ | 21.6 ⁷ |

| | | | | | | | | | | |
|---|---------------------------------------|--------------------|------|--------------------------------------|------|----|-----|------|-------------------|-------------------|
| Maximum FAR with transferred development rights from landmark #zoning lot# and as-of-right and authorization or special permit #floor area# bonuses | 6.02 ¹ 6.5 ³ | 14.0 ¹⁰ | 21.6 | 2.4 ² 7.8 ³ | 21.6 | NA | 3.4 | 8.02 | 21.6 ⁷ | 21.6 ⁷ |
|---|---------------------------------------|--------------------|------|--------------------------------------|------|----|-----|------|-------------------|-------------------|

- 1 maximum #floor area ratio# and minimum #open space ratio# shall be determined in accordance with the provisions of Article II, Chapter 3
- 2 for a #commercial# or, where permitted, #manufacturing use#
- 3 for a #community facility use#
- 4 for a #residential use#
- 5 if receiving lot is located in a zoning district with a basic maximum FAR of less than 15
- 6 if receiving lot is located in a zoning district with a basic maximum FAR of 15
- 7 maximum FAR for receiving lots less than 30,000 square feet
- 8 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
- 9 only pursuant to Section [66-51](#)
- 10 for #zoning lots# utilizing a #floor area# bonus pursuant to Section [66-51](#), the maximum FAR may be increased through a combination with Inclusionary Housing, in accordance with the provisions of such Section