



## Zoning Resolution

THE CITY OF NEW  
YORK  
Bill de Blasio, Mayor

CITY PLANNING COMMISSION  
Marisa Lago, Chair

# 124-21 - Floor Area Regulations

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## 124-21 - Floor Area Regulations

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LAST AMENDED  
2/2/2011

#Zoning lots# containing less than 200,000 square feet of #lot area# shall not exceed a #floor area ratio# of 2.0.

#Zoning lots# containing at least 200,000 square feet of #lot area# shall have a maximum #floor area ratio# as follows:

- (a) Within Area A, as shown on Map 1 in the Appendix of this Chapter:
- (1) #Zoning lots# of at least 28 acres of #lot area# shall have a maximum #commercial floor area ratio# of 2.0 and a maximum total #floor area ratio# of 4.6.
  - (2) For #zoning lots# less than 28 acres:
    - (i) north of the centerline of the present or former 34th Avenue, the maximum #commercial floor area ratio# shall be 2.0 and the maximum total #floor area ratio# shall be 3.4.
    - (ii) south of the centerline of the present or former 34th Avenue, the maximum #commercial floor area ratio# shall be 2.0 and the maximum total #floor area ratio# shall be 5.0.
- (b) Within Area B, as shown on Map 1:
- (1) #Zoning lots# of at least 33 acres of #lot area# shall have a maximum #commercial floor area ratio# of 2.0 and a maximum total #floor area ratio# of 2.25.
  - (2) For #zoning lots# less than 33 acres:
    - (i) north of the centerline of the present or former 34th Avenue, the #floor area ratio# shall not exceed 2.0.
    - (ii) south of the centerline of the present or former 34th Avenue, and north and west of the centerline of the present or former Willets Point Boulevard, the maximum #commercial floor area ratio# shall be 2.0 and the maximum total #floor area ratio# shall be 3.0.
    - (iii) south and east of the centerline of the present or former Willets Point Boulevard, the maximum #commercial floor area ratio# shall be 2.0 and the maximum total #floor area ratio# shall be 4.0.