



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

33-15 - Floor Area Bonus for Front Yards

File generated by <https://zr.planning.nyc.gov> on 11/15/2024

33-15 - Floor Area Bonus for Front Yards

LAST AMENDED
10/17/2007

33-151 - In districts with bulk governed by Residence District bulk regulations

LAST AMENDED
2/2/2011

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

In the districts indicated, when mapped within an R1, R2, R3, R4 or R5 District, except R5D Districts, on any #zoning lot# on which there are provided #yards# as set forth in this Section, the maximum #floor area ratio# set forth in Section [33-12](#) (Maximum Floor Area Ratio) for a #zoning lot# containing only #community facility# #uses# or both #commercial# and #community facility# #uses#, may be increased to the #floor area ratio# set forth in the following table provided that:

- (a) on #interior lots#, a #front yard# not less than 30 feet in depth is provided;
- (b) on #corner lots#, two #front yards#, each not less than 20 feet in depth, are provided; or
- (c) on #through lots#, a #front yard# not less than 30 feet in depth is provided along each #front lot line#.

MAXIMUM FLOOR AREA RATIO

| Districts | Maximum #Floor Area Ratio# |
|---|----------------------------|
| Within R1, R2, R3-1, R3A or R3X Districts | 1.60 |
| Within R4 or R5 Districts | 2.40 |

33-152 - In certain other Commercial Districts

LAST AMENDED
10/17/2007

C3 C4-1

In the districts indicated, the provisions set forth in Section [33-151](#) shall also apply as set forth in the following table:

| Districts | Maximum #Floor Area Ratio# |
|-----------|----------------------------|
| C3 | 1.60 |

| | |
|------|------|
| C4-1 | 2.40 |
|------|------|