Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

23-20 - FLOOR AREA REGULATIONS

File generated by https://zr.planning.nyc.gov on 11/17/2026

23-20 - FLOOR AREA REGULATIONS

LAST AMENDED
12/5/2024

#Floor area# regulations are set forth in Section 23-21 for R1 through R5 Districts and Section 23-22 for R6 through R12 Districts. Special allowances for #multiple dwelling residences# are set forth in Section 23-23. Special rules governing certain areas are set forth in Section 23-24.

For #zoning lots# with #buildings# containing multiple #uses# or multiple #buildings# with different #uses#, inclusive of #residences# subject to different #floor area ratios#, the maximum #floor area ratio# for each #use# shall be as set forth in the applicable provisions of this Section, inclusive, or as provided in the respective #floor area# provisions of another Chapter of this Resolution. The total of all such #floor area ratios# shall not exceed the greatest #floor area ratio# permitted for any such #use# on the #zoning lot#.

Where #floor area# in a #building# is shared by multiple #uses#, the #floor area# for such shared portion shall be attributed to each #use# proportionately, based on the percentage each #use# occupies of the total #floor area# of the #zoning lot#, less any shared #floor area#.

Where a #floor area# bonus established through another Section of this Resolution applies to a #zoning lot# containing #residences#, the #residential# #floor area ratio# used to calculate the maximum permitted #floor area# bonus shall be the maximum #floor area ratio# permitted for such #zoning lot# pursuant to this Section, depending on whether the #zoning lot# is a #qualifying residential site# or the #zoning lot# contains #qualifying affordable housing# or #qualifying senior housing#.

23-21 - Floor Area Regulations for R1 Through R5 Districts

LAST AMENDED

12/5/2024

R1 R2 R3 R4 R5

In the districts indicated, the maximum #residential# #floor area ratio# shall be as set forth in the following table. Separate maximum #residential# #floor area ratios# are set forth for standard #zoning lots# and #zoning lots# that are #qualifying residential sites#.

MAXIMUM FLOOR AREA RATIO FOR R1-R5 DISTRICTS

District	**Standard #zoning lots#**	**#Qualifying residential sites#**
R1-2A R1-1 R1-2 R2A R2 R3A R3X R3-1 R3-2	0.75[1]	1.00
R2X	1.00	1.00
R4A R4B R4 R4-1	1.00	1.50
R5A R5B R5	1.50	2.00
R5D	2.00	2.00

[1] For standard #zoning lots# with a #lot area# of 4,000 square feet or more, the maximum #residential# #floor area# associated with any single #dwelling unit# shall not exceed an equivalent #floor area ratio# of 0.60.

23-22 - Floor Area Regulations for R6 Through R12 Districts

LAST AMENDED
12/5/2024

R6 R7 R8 R9 R10 R11 R12

In the districts indicated, the maximum #residential# #floor area ratio# shall be as set forth in the following table. Separate maximum #residential# #floor area ratios# are set forth for #zoning lots# containing standard #residences# and #zoning lots# containing #qualifying affordable housing# or #qualifying senior housing#.

MAXIMUM FLOOR AREA RATIO FOR R6-R12 DISTRICTS

District	**Standard #residences#**	**#Qualifying affordable housing# or #qualifying senior housing#**
R6A R6[1] R6-1 R7B	3.00	3.90
R6	2.20	3.90
R6B	2.00	2.40
R6D R6-2	2.50	3.00

R7A R7-1[1] R7-2[1]	4.00	5.01
R7-1 R7-2	3.44	5.01
R7D	4.66	5.60
R7X R7-3	5.00	6.00
R8A R8X R8	6.02	7.20
R8	7.20[1]	8.64[2]
R8B	4.00	4.80
R9A R9	7.52	9.02
R9D R9X R9-1	9.00	10.80
R10A R10X R10	10.00	12.00
R11	12.00	15.00
R12	15.00	18.00

1 For #zoning lots#, or portions thereof, located within 100 feet of a #wide street#

2 Outside of #Mandatory Inclusionary Housing areas#, for #zoning lots#, or portions thereof, located within 100 feet of a #wide street#, containing #UAP developments# or #qualifying senior housing#

23-23 - Special Floor Area Provisions for Multiple Dwelling Residences

LAST AMENDED
12/5/2024

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 R11 R12

In the districts indicated, for #buildings# containing #multiple dwelling residences#, floor space allocated to #building# amenities, corridors, refuse storage or disposal, or access to elevated ground floor #dwelling units# may be exempted from the definition of #floor area# pursuant to Section 12-10, provided that the provisions of this Section, inclusive, are met. However, exempted floor space shall be considered #floor area# for the purposes of satisfying other #ground floor level# #use# regulations of this Resolution, including, but not limited to, limitations on #floor area# for certain #uses#, parking wrap and screening requirements, and requirements for #floor area# at the #ground floor level#.

Such provisions may be applied to #buildings# #developed# after December 5, 2024, and to existing #buildings# where, after December 5, 2024, an #enlargement#, #extension#, #conversion# or other alteration results in newly created or altered floor space that conforms with such specific provisions of this Section, inclusive.

23-231 - Floor area provisions for amenities

LAST AMENDED
12/5/2024

Floor space in a #building# allocated to #residential# amenities may be exempted from the definition of #floor area#, in an amount not to exceed five percent of the #residential floor area# of the #building#.

Such amenities may include recreation spaces, including those required pursuant to Section 23-63, or other amenities, including, but not be limited to, co-working areas, library or reading rooms, or music practice rooms, package or storage rooms, laundry facilities, or pet-related facilities.

However, amenity space shall not include floor space for circulation through the #building#, including, corridors or vertical circulation spaces.

Amenities provided pursuant to this Section shall be accessible to the residents of the #building#.

23-232 - Floor area provisions for corridors

LAST AMENDED
12/5/2024

Floor space in a #building# allocated to corridors may be exempted from #floor area# pursuant to the provisions of paragraphs (a) or (b) of this Section. Such provisions may be applied individually or in combination.

(a) Corridors Termination

Fifty percent of the floor space of a corridor may be exempted from the definition of #floor area# where one of the following criteria are met:

(1) the corridor provides direct access to outdoor space on a balcony or terrace on the same #story# that is accessible to residents of the #story#;

(2) the corridor has daylighting through windows with a glazed area of at least 20 square feet, and such windows are located:

(i) directly within the corridor;

(ii) in the enclosing walls of a stairwell along such corridor, and access to such stairwell from the corridor is provided through an entry door assembly with a minimum glazed area of at least 16 square feet; or

(iii) within common space along such corridor that accessible to residents of the #story#; or

(3) the corridor terminates with a #dwelling unit# that contains at least three bedrooms.

(b) Length of Corridor

Fifty percent of the floor space of a corridor may be exempted from the definition of #floor area#, where the length of the corridor, as measured from the vertical circulation core to the door of the furthest #dwelling unit# on the #story#, does not exceed 100 linear feet. For the purposes of this Section, a vertical circulation core shall refer to an elevator core (consisting of one or more elevators) or, in a non-elevator #building#, to a central stairwell.

23-233 - Floor area provisions for refuse storage and disposal

LAST AMENDED
12/5/2024

Floor space in a #building# allocated to refuse storage and disposal may be exempted from the definition of #floor area# in an amount not to exceed a maximum of three square feet per #dwelling unit# in the #building#.

23-234 - Elevated Ground Floor Units

LAST AMENDED
12/5/2024

For #buildings# with entryways at #curb level# that accommodate ramps, stairs or lifts to #dwelling units# that are elevated above #curb level# on the first #story# of the #building#, up to 100 square feet of such entryways may be exempted from the definition of #floor area# for each foot of difference between the floor level of such #dwelling units# and #curb level#. However, no more than a maximum of 500 square feet of floor space may be exempted from the definition of #floor area# for each #building#.

23-24 - Special Provisions for Certain Areas

LAST AMENDED
12/5/2024

23-241 - Special tower provisions

LAST AMENDED
12/5/2024

In R9 and R10 Districts, for #zoning lots# containing a #building# that is #developed# or #enlarged# pursuant to the applicable tower regulations of Section 23-435 (Tower regulations), any floor space used for mechanical equipment provided pursuant to paragraph (8) of the definition of #floor area# in

Section 12-10 (DEFINITIONS), and any floor space that is or becomes unused or inaccessible within a #building#, pursuant to paragraph (k) of the definition of #floor area# in Section 12-10, shall be considered #floor area# and calculated in accordance with the provisions of this Section, provided that such floor space:

(a) occupies the predominant portion of a #story#;

(b) is located above the #base plane# or #curb level#, as applicable, and below the highest story containing #residential floor area#; and

(c) exceeds an aggregate height of 25 feet within any given 75 vertical feet of one another within a #building#.

For the purpose of applying this provision, the height of such floor space shall be measured from the top of a structural floor to the bottom of a structural floor directly above such space. In addition, the number of #stories# of #floor area# such space constitutes within the #building# shall be determined by aggregating the total height of such floor spaces, dividing by 25 feet, and rounding to the nearest whole integer.

23-242 - Special provisions for certain community districts

LAST AMENDED
12/5/2024

(a) Borough of Brooklyn

For R1 through R3 Districts south of Avenue H in Community Districts 11, 14 and 15 in the Borough of Brooklyn, the maximum #floor area ratio# for standard #zoning lots# set forth in

Section 23-21 (Floor Area Regulations for R1 Through R5 Districts) shall be increased to 1.0.

23-243 - Existing public amenities for which floor area bonuses have been received

LAST AMENDED
12/5/2024

(a) Elimination or reduction in size of non-bonused open area on a #zoning lot# containing a bonused amenity

In all districts, any existing open area for which a #floor area# bonus has not been utilized that occupies the same #zoning lot# as an existing #publicly accessible open area# or other public amenity, open or enclosed, for which a #floor area# bonus has been utilized, may be reduced in size or eliminated only upon certification of the Chairperson of the City Planning Commission that all bonused amenities comply with the standards under which such #floor area# bonus was granted.

(b) Nighttime closing of existing public open areas

In all #Residence Districts#, the Commission may, upon application, authorize the closing during certain nighttime hours of an existing #publicly accessible open area# for which a #floor area# bonus has been received, pursuant to Section 37-727 (Hours of access).

(c) Elimination or reduction in size of existing public amenities

In all districts, no existing #publicly accessible open area#, #arcade# or other public amenity, open or enclosed, for which a #floor area# bonus has been utilized, shall be eliminated or reduced in size except by special permit of the Commission, pursuant to Section 74-761

(Elimination or reduction in size of bonused public amenities).