



## **Zoning Resolution**

**THE CITY OF NEW YORK**  
**Zohran K. Mamdani, Mayor**

**CITY PLANNING COMMISSION**  
**Sideya Sherman, Chair**

# **35-36 - Special Floor Area Ratio and Related Bulk Provisions for Certain Areas**

File generated by <https://zr.planning.nyc.gov> on 5/31/2026

---

## 35-36 - Special Floor Area Ratio and Related Bulk Provisions for Certain Areas

---

LAST AMENDED

12/5/2024

---

### 35-361 - Special tower provisions

---

LAST AMENDED

12/5/2024

In C1 or C2 Districts mapped within R9 and R10 Districts, or in #Commercial Districts# with a #residential equivalent# of an R9 or R10 District, for #zoning lots# containing a #building# that is #developed# or #enlarged# pursuant to the applicable tower regulations of paragraph (c) of Section [35-632](#), the provisions of Section [23-241](#) (Special tower provisions) shall apply:

- (a) to only the #residential# portion of a #building# where less than 75 percent of the total #floor area# of such #building# is allocated to #residential use#; and
- (b) to the entire #building# where 75 percent or more of the total #floor area# of such #building# is allocated to #residential use#.

---

### 35-362 - Special provisions for certain Community Districts

---

LAST AMENDED

12/5/2024

## Borough of the Bronx

In C6-3 Districts without a letter suffix in Mandatory Inclusionary Housing Program Area 4, as of February 14, 2018, in Community District 1, in the Borough of the Bronx, for #zoning lots# containing #qualifying affordable housing# or #qualifying senior housing#, the #floor area ratio# shall be that for an R9-1 District set forth in Section [23-22](#) (Floor Area Regulations for R6 Through R12 Districts).