



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# **98-22 - Maximum Floor Area Ratio and Lot Coverage in Subareas**

File generated by <https://zr.planning.nyc.gov> on 12/16/2024

## 98-22 - Maximum Floor Area Ratio and Lot Coverage in Subareas

LAST AMENDED

4/25/2017

For all #zoning lots#, or portions thereof, located in Subareas A through K, the maximum #floor area ratios#, #open space ratios# and #lot coverages# of the applicable underlying district shall not apply. In lieu thereof, the maximum #floor area ratio# permitted for #commercial#, #community facility# and #residential uses#, separately or in combination, shall be as specified in the table in this Section. For #residential use#, the maximum #lot coverage# shall be 70 percent for #interior# or #through lots# and no maximum #lot coverage# shall apply to any #corner lot#. For the #conversion# to #dwelling units# of non-#residential# #floor area# where the total #residential floor area# on the #zoning lot# will exceed the applicable basic maximum #floor area ratio# specified in the table in this Section, such excess #residential floor area# shall only be permitted pursuant to Section [98-26](#) (Modifications of Inclusionary Housing Program).

### MAXIMUM FLOOR AREA RATIO BY SUBAREA

| Sub-area       | Basic #floor area ratio# (max) | Increase in FAR from #High Line Transfer Corridor# ( <a href="#">98-30</a> ) | Increase in FAR with #High Line# Improvement Bonuses ( <a href="#">98-25</a> ) | Inclusionary Housing                                  |  | Permitted #floor area ratio# (maximum) |
|----------------|--------------------------------|--|--|---|--|--|
|                |                                |  |  | FAR required to be transferred <sup>1</sup> (minimum) | Increase in FAR for Inclusionary Housing Program ( <a href="#">98-26</a> ) |  |
| A              | 6.5                            | 2.65   | ___ <sup>2</sup>   | 2.65  | 2.85   | 12.0                                   |
| B              | 5.0                            | 2.5  | ___ <sup>2</sup>   | 1.25  | 1.25   | 7.5                                    |
| C              | 5.0                            | 2.5  | NA   | 1.25  | 1.25   | 7.5                                    |
| D <sup>5</sup> | 5.0                            | 2.5 <sup>3</sup>   | 2.5 <sup>3</sup>   | 1.25  | 1.25   | 7.5                                    |
| E              | 5.0                            | 1.0 <sup>3</sup>   | 1.0 <sup>2,3</sup>   | NA  | NA   | 6.0                                    |
| F              | 5.0                            | NA   | NA   | NA  | NA   | 5.0                                    |
| G              | 5.0                            | 1.0 <sup>3</sup>   | 1.0 <sup>3</sup>   | NA  | NA   | 6.0                                    |
| H              | 7.5                            | NA   | 2.5  | NA  | NA   | 10.0                                   |

|                |     |     |     |      |      |     |
|----------------|-----|-----|-----|------|------|-----|
| I              | 5.0 | 2.5 | NA  | 1.25 | 1.25 | 7.5 |
| I <sup>4</sup> | 5.0 | NA  | 2.5 | NA   | NA   | 7.5 |
| J <sup>6</sup> | 5.0 | NA  | 2.5 | NA   | NA   | 7.5 |
| K              | 5.0 | NA  | NA  | NA   | NA   | 5.0 |

- 1 Minimum #floor area ratios# required to be transferred pursuant to Section [98-30](#) (HIGH LINE TRANSFER CORRIDOR), inclusive, before Inclusionary Housing #floor area# bonus can be utilized
- 2 In Subareas A, B, and E, the applicable maximum basic #floor area ratio# of that portion of the #zoning lot# that is within the #High Line Transfer Corridor# may be increased up to a maximum of 1.0, and the applicable maximum permitted #floor area ratio# increased accordingly, by certification of the Chairperson of the City Planning Commission, pursuant to Section [98-35](#) (High Line Transfer Corridor Bonus)
- 3 For certain zoning lots located in Subareas D, E and G, the provisions of Section [98-25](#) (High Line Improvement Bonus) may apply in lieu of the provisions of Section [98-30](#), subject to the provisions of Section [98-241](#) (In Subareas D, E and G)
- 4 For #zoning lots# over which the #High Line# passes
- 5 For #zoning lots# between West 22nd Street and West 24th Street, the #floor area ratios# shall be 7.5, and no #floor area# increases shall be permitted
- 6 Bonus contribution subject to provisions of Section [98-25](#) governing first contribution to Affordable Housing Fund

---

## 98-221 - Additional regulations for Subdistrict A

---

LAST AMENDED  
5/29/2019

In Subdistrict A, for #zoning lots# containing a #building# that is #developed# or #enlarged# pursuant to the applicable tower regulations of Section [98-423](#) (Street wall location, minimum and maximum base heights and maximum building heights), the provisions of paragraph (a)(2) of Section [23-16](#) (Special Floor Area and Lot Coverage Provisions for Certain Areas) 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#.