



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# 91-21 - Maximum Floor Area Ratio

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

---

## 91-21 - Maximum Floor Area Ratio

---

LAST AMENDED

2/2/2011

The basic maximum #floor area ratio# on a #zoning lot# is specified in the table in Section [91-22](#) (Floor Area Increase Regulations) and may be increased only pursuant to the #floor area# increase and bonus provisions of this Chapter.

Notwithstanding the #floor area# increase and bonus provisions of this Chapter, the maximum permitted #floor area ratio# on a #zoning lot# for #residential use# shall be 12.0.