Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

91-22 - Floor Area Increase Regulations

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LAST AMENDED
12/5/2024

The basic maximum #floor area ratio# (FAR) of the underlying district may be increased by the inclusion of specific additional bonus #floor area# for a maximum #floor area ratio# as specified in the table in this Section.

The provisions of paragraph (a) of Section 75-422 (Certification to transfer development rights from landmarks), pertaining to the transfer of development rights from landmark sites, shall be subject to the restrictions on the transfer of development rights (FAR) of a landmark "granting lot" as set forth in this table. Wherever there may be an inconsistency between any provision in Section 75-422 and the table, the provisions of the table shall apply.

MAXIMUM FLOOR AREA RATIOS AND FLOOR AREA BONUSES BY ZONING DISTRICT

BASIC AND MAXIMUM FLOOR AREA RATIOS (FAR)

Means for Achieving Permitted FAR Levels on a #Zoning Lot#	#Special Lower Manhattan District# except within Core or Subdistrict				Historic & Comm Core	South Street Seap all water			
	R8	C6-4	C5-3 C5-5 C6-9	M1-4	C5-5	C2-8	C4-6	C6-2A	
Basic maximum FAR for non-residential #uses#	6.5[2]	10.0	15.0	2.0[1] 6.5[2]	15.0	2.0[1] 3.4[2]	3.4	6.0[1] 6.5[2]	

Basic maximum FAR for standard #residences#	6.02	10.0	10.0	NA	10.0	10.0	3.4	6.02	
Basic maximum FAR for #qualifying affordable housing# or #qualifying senior housing#	7.2	12.0	12.0	NA	12.0	12.0	4.08	7.2	
Maximum as-of-right #floor area# bonus for #public plazas#	NA	2.0[9]	3.0	NA	NA	NA	NA	NA	
Maximum FAR with as-of-right #floor area# bonuses	7.2	12.0[9]	18.0	6.5	15.0	12.0	4.08	7.2	
Maximum #floor area# bonuses by authorization or special permit: #mass transit station# improvements and #covered pedestrian spaces#	NA	2.0[6]	3.0	NA	3.0	2.0[7]	NA	NA	
Maximum FAR with as-of-right, authorization or special permit #floor area# bonuses	7.2	12.0[8,9]	18.0	6.5	18.0	12.0[8]	4.08	7.2	
Development rights (FAR) of a landmark lot for transfer purposes (75-42)	NA	10.0	15.0[3] 18.0[4]	NA	15.0	NA	NA	NA	
Maximum total FAR of designated receiving sites in South Street Seaport Subdistrict (91-60)	NA	NA	NA	NA	NA	NA	4.08	8.02	2

Maximum FAR with transferred development rights from landmark #zoning lot# and as-of-right and authorization or special permit #floor area# bonuses	7.2	14.0[8,9]	21.6	2.4[1] 7.8[2]	21.6	NA	4.08	8.02	2

1 for a #commercial# or, where permitted, #manufacturing use#

2 for a #community facility use#

3 if receiving lot is located in a zoning district with a basic maximum FAR of less than 15

4 if receiving lot is located in a zoning district with a basic maximum FAR of 15

5 maximum FAR for receiving lots less than 30,000 square feet

6 for #zoning lots# utilizing a #floor area# bonus pursuant to Section 66-51 (Additional Floor Area for Mass Transit Station Improvements), the maximum #floor area# bonus shall be 2.4 FAR

7 only pursuant to Section 66-51

8 for #zoning lots# containing #qualifying affordable housing# or #qualifying senior housing#, and utilizing a #floor area# bonus pursuant to Section 66-51, the maximum FAR shall be calculated in accordance with the provisions of such Section

9 for #zoning lots# containing #qualifying affordable housing# or #qualifying senior housing#, and utilizing a #floor area# bonus for #public plaza#, the maximum FAR shall be calculated in accordance with the provisions of paragraph (c) of Section 91-23 (Floor Area Bonus for Public Plazas).