



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

93-221 - Maximum floor area ratio in the Farley Corridor Subdistrict B

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LAST AMENDED

12/5/2024

(a) Western Blocks Subarea B1

In the Western Blocks Subarea B1 of Farley Corridor Subdistrict B, residential use shall only be permitted on a zoning lot with a commercial floor area ratio of 12.0 or more, or as provided for phased developments in Section [93-122](#) (Certification for residential use in Subdistricts A, B and E). The maximum residential floor area ratio for zoning lots containing standard residences shall be as set forth in Row C. For zoning lots containing qualifying affordable housing or qualifying senior housing, the maximum residential floor area ratio shall be 7.2.

(b) Central Blocks Subarea B2

In the Central Blocks Subarea B2 of Farley Corridor Subdistrict B, residential use shall only be permitted on a zoning lot with a commercial floor area ratio of 15.0 or more, or as provided for phased developments in Section [93-122](#). The maximum residential floor area ratio for zoning lots containing standard residences shall be as set forth in Row C. For zoning lots containing qualifying affordable housing or qualifying senior housing, the maximum residential floor area ratio shall be 7.2.

(c) Farley Post Office Subarea B3

In the Farley Post Office Subarea B3 of Farley Corridor Subdistrict B, no floor area increases shall be permitted. The maximum residential floor area ratio for zoning lots containing standard residences shall be as set forth in Row B. For zoning lots containing qualifying affordable housing or qualifying senior housing, the maximum residential floor area ratio shall be 7.2.

(d) Pennsylvania Station Subarea B4

In the Pennsylvania Station Subarea B4 of Farley Corridor Subdistrict B, any increase in the floor area ratio specified in Row A in the table in Section [93-22](#) shall be permitted only pursuant to Section [93-35](#) (Special Permit for Transit Bonus in Pennsylvania Station Subarea B4) and Section [75-42](#) (Transfer of Development Rights from Landmarks), as modified by paragraph (b) of Section [93-054](#) (Applicability of Article VII, Chapter 4).

(e) Transfer of floor area

Notwithstanding any other provision of this Resolution, floor area may not be transferred between a zoning lot located north of West 31st Street in the Western Blocks Subarea B1 and a zoning lot located north of West 31st Street in the Central Blocks Subarea B2.