



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

96-101 - Floor area regulations

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LAST AMENDED
12/5/2024

For any #zoning lot# within the Preservation Area, the #floor area ratio# for a #residential#, #commercial# or #community facility building#, or portions of a #mixed building# containing such #uses#, shall not exceed the following:

| #Uses# | #Floor Area Ratio# |
|--|--------------------|
| #Residential buildings# or #community facility buildings# or portions of #mixed buildings# containing #residential# or #community facility# #uses# for the following type of #residences# in R8, C1-5, C2-5 or C6-2 Districts: | |
| Standard #residences# or #community facility# #use# | 4.2 |
| #Qualifying affordable housing# or #qualifying senior housing# | 5.04 |
| #Commercial buildings# or #commercial# portion of #mixed buildings# in the following Districts: | |
| C1-5 C2-5 | 2.0 |
| C6-2* | 4.2 |

* In C6-2 Districts, for #zoning lots#, or portions thereof, comprised of listed theaters designated in Section [81-742](#) of the #Special Midtown District#, the City Planning Commission shall allow a transfer of development rights pursuant to Section [81-744](#) (Transfer of development rights from listed theaters). The basic maximum #floor area ratio# for transfer purposes for such #zoning lots#, or portions thereof, shall be 6.02.

The maximum #floor area# in a #mixed building# shall be the maximum #floor area# permitted for either the #commercial# portion of such #building# or the #community facility# portion of such #building# or the #residential# portion of such #building#, as set forth in this Section, whichever permits the greatest amount of #floor area#.