



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# **97-413 - Maximum floor area ratio in Subdistrict A**

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97-413 - Maximum floor area ratio in Subdistrict A

LAST AMENDED  
12/5/2024

In C4-7 Districts in Subdistrict A, the maximum permitted #floor area ratios# shall be as listed in the following table for #residential# and non-#residential uses#.

Separate #residential# #floor area ratios# are set forth for #zoning lots# containing standard #residences# and #zoning lots# containing #qualifying affordable housing# or #qualifying senior housing#.

The #residential# #floor area ratios# or non-#residential# #floor area ratio# may be increased up to the applicable maximum #floor area ratios# in the following table, provided that for every four square feet of bonused #floor area#, an amount of space equivalent to one square foot of such bonused #floor area# shall be used for those visual or performing arts #uses# designated in paragraph (b) of Section [97-11](#) (Special Arts and Entertainment Uses). Such bonused #floor area# shall be permitted only upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the conditions set forth in Section [97-42](#) have been met.

MAXIMUM PERMITTED FLOOR AREA RATIO (FAR) FOR RESIDENTIAL  
AND NON-RESIDENTIAL USES

| Subdistrict A |  |   |  |  |  |
|---------------|--|---|--|--|--|
| District      | #Residential<br>Floor Area<br>Ratio# for<br>Standard<br>#Residences# | #Residential<br>Floor Area<br>Ratio# for<br>#Qualifying<br>Affordable<br>Housing# or<br>#Qualifying<br>Senior<br>Housing# | #Residential<br>Floor Area<br>Ratio# with<br>Visual or<br>Performing<br>Arts Bonus | Non-<br>#Residential<br>Floor Area<br>Ratio# | Non-<br>#Residential<br>Floor Area<br>Ratio# with<br>Visual or<br>Performing<br>Arts Bonus |
| C4-7          | 10.0   | 12.0  | 12.0   | 10.0   | 12.0   |