



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 Floor Area Ratio for Standard Residences	Residential Floor Area Ratio for Qualifying Affordable Housing or Qualifying Senior Housing	Residential Floor Area Ratio with Visual or Performing Arts Bonus	Non- Residential Floor Area Ratio	Non- Residential Floor Area Ratio with Visual or Performing Arts Bonus
C4-7	10.0	12.0	12.0	10.0	12.0