



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

94-092 - Maximum floor area ratio

File generated by <https://zr.planning.nyc.gov> on 2/25/2026

94-092 - Maximum floor area ratio

LAST AMENDED

12/5/2024

The permitted basic #floor area ratio# for #community facility# #use# is 1.25. The underlying district #floor area ratio# may be increased on any #zoning lot# by the amount set forth in Section [94-08](#) (Special Floor Area Bonus Provisions) or through transfer provisions pursuant to Section [94-094](#) (Authorization provisions for transfer of development rights to receiving lots) or by special permit pursuant to Section [94-095](#) (Special permit for floor area, location within buildings, building height and related parking modifications within Area G).