



## **Zoning Resolution**

**THE CITY OF NEW YORK**  
**Zohran K. Mamdani, Mayor**

**CITY PLANNING COMMISSION**  
**Daniel R. Garodnick, Chair**

# **109-22 - Bulk Regulations**

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## 109-22 - Bulk Regulations

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LAST AMENDED

2/3/1977

## 109-221 - Floor area regulations

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LAST AMENDED

12/5/2024

Within Area A1, the maximum #floor area ratio# on a #zoning lot# shall not exceed the following:

|   | #Floor Area Ratio# |                                    |
|---|--------------------|------------------------------------|
| #Use#   | #Corner Lot#       | #Through Lot# or<br>#Interior Lot# |
| #Commercial#  | 5.1                | 4.5                                |
| #Community facility# or #residential#<br>other than #qualifying affordable<br>housing# or #qualifying senior housing# | 4.1                | 3.5                                |
| #Qualifying affordable housing# or<br>#qualifying senior housing#   | 4.92               | 4.2                                |

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#.