



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# 109-22 - Bulk Regulations

File generated by <https://zr.planning.nyc.gov> on 11/15/2024

---

## 109-22 - Bulk Regulations

---

LAST AMENDED  
2/3/1977

---

## 109-221 - Floor area regulations

---

LAST AMENDED  
2/2/2011

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 #Interior Lot#
#Commercial#	5.1	4.5
#Community facility# or #residential#	4.1	3.5

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#.

---

## 109-222 - Lot coverage regulations

---

LAST AMENDED  
2/3/1977

The requirements set forth in Section [109-122](#) shall not apply to the ground floor portion of a #building#, provided that such portion contains only #commercial# #uses#, and provided that such portion is no more than 23 feet above #curb level#.