



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

118-20 - BULK REGULATIONS

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118-20 - BULK REGULATIONS

LAST AMENDED
1/10/1985

118-21 - Floor Area Regulations

LAST AMENDED
10/7/2021

The maximum #floor area ratio# permitted on property bounded by:

- (a) Broadway, a line midway between East 14th Street and East 13th Street, a line 100 feet west of University Place, Union Square West and Broadway, a line midway between East 17th Street and East 18th Street, a line 100 feet east of Park Avenue South and Union Square East, East 15th Street, Union Square East, East 17th Street, Union Square West and East 14th Street is 8.0; and
- (b) Broadway, a line midway between East 13th Street and East 14th Street, south prolongation of the center line of Irving Place and Irving Place, East 15th Street, Union Square East, Fourth Avenue, and East 14th Street is 10.0.

The commercial #floor area ratio# shall not exceed 6.0 except in accordance with the provisions of Section [66-51](#) (Additional Floor Area for Mass Transit Station Improvements).

118-22 - Residential Density Regulations

LAST AMENDED
2/2/2011

The density regulations of Section [23-20](#) shall not apply. Instead, for every 750 square feet of #residential# #floor area# permitted on a #zoning lot#, there shall be no more than one #dwelling unit#.

However, the conversion of non-#residential buildings# to #residential use# shall be subject to the provisions of Article I, Chapter 5 (Residential Conversion Within Existing Buildings).