



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

138-212 - Additional floor area regulations in the Park Avenue Subdistrict

File generated by <https://zr.planning.nyc.gov> on 3/28/2025

138-212 - Additional floor area regulations in the Park Avenue Subdistrict

LAST AMENDED

10/7/2021

Within the Park Avenue Subdistrict, as shown on Map 1 of the Appendix to this Chapter, the floor area ratio regulations of paragraphs (a) and (b) of Section [138-211](#) are further modified in this Section.

(a) Required non-residential floor area ratio

Where a development or enlargement of a building on a zoning lot, or portion thereof, located within the Park Avenue Subdistrict contains residential floor area, such zoning lot shall provide a minimum non-residential floor area ratio as set forth below:

- (1) in M1-6 Districts paired with an R9 District, a minimum non-residential floor area ratio of 1.0 shall be provided;
- (2) in C6-4 Districts, and in M1-6 Districts paired with an R10 District whose maximum residential floor area ratio is 10.0, a minimum non-residential floor area ratio of 1.5 shall be provided; and
- (3) in M1-6 Districts paired with an R10 District whose maximum residential floor area ratio is 12.0, a minimum non-residential floor area ratio of 1.5 shall be provided.

(b) Maximum floor area ratio for zoning lots within M1-6 Districts paired with an R9 District

In M1-6 Districts paired with an R9 District, the maximum floor area ratio for any use, or any combination of uses, shall not exceed 8.5.

(c) Modified maximum floor area ratio for certain zoning lots

The floor area ratios set forth in paragraphs (a) and (b) of this Section, and in Section [138-211](#), shall be modified, as follows:

- (1) the minimum non-residential floor area requirements set forth in paragraph (a) of this Section shall be optional for zoning lots existing on or before November 30, 2017, with a lot area of less than 5,000 square feet;
- (2) for zoning lots subject to paragraph (c)(1) of this Section, the maximum floor area ratio for all uses shall be set forth as follows:

Maximum floor area ratio shown on Map	Modified maximum floor area ratio
2	
8.5	7.52
10.0	9.0