



## **Zoning Resolution**

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

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

# **128-21 - Maximum Floor Area Ratio**

File generated by <https://zr.planning.nyc.gov> on 2/24/2026

---

## 128-21 - Maximum Floor Area Ratio

---

LAST AMENDED

12/5/2024

In C4-2 Districts within the Upland Subdistrict, the maximum #floor area ratio# shall be modified as follows:

- (a) for #zoning lots# with less than 10,000 square feet of #lot area# without frontage on a #commercial street#, the maximum #floor area ratio# for any #use#, separately or in combination, shall be 2.2. However, for #qualifying affordable housing# or #qualifying senior housing#, the maximum #floor area ratio# shall be 2.64. No #floor area# bonuses shall apply; or
- (b) for all other #zoning lots#, the maximum #floor area ratio# for any #use#, separately or in combination, shall be 3.4. However, for #qualifying affordable housing# or #qualifying senior housing#, the maximum #floor area ratio# shall be 4.08. No #floor area# bonuses shall apply.