



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

125-20 - FLOOR AREA REGULATIONS

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125-20 - FLOOR AREA REGULATIONS

LAST AMENDED

11/13/2008

125-21 - East River Subdistrict

LAST AMENDED

12/5/2024

In the East River Subdistrict, the basic maximum *residential* *floor area ratio* for *zoning lots* containing standard *residences* shall be as set forth in the following table. On Parcels B, C, and F, the maximum *residential* *floor area ratio* for *zoning lots* containing *qualifying affordable housing* or *qualifying senior housing* shall be as set forth in Section [23-22](#) (Floor Area Regulations for R6 Through R12 Districts) for R10 Districts. For *developments* or *enlargements* on *qualifying transit improvement sites*, a *floor area* bonus for *mass transit station* improvements may be granted by the City Planning Commission pursuant to the provisions of Section [66-51](#) (Additional Floor Area for Mass Transit Station Improvements). No other *floor area* bonuses shall apply. For the purposes of this paragraph, defined terms additionally include those in Section [66-11](#) (Definitions).

Parcel	Maximum <i>Floor Area</i>
A	12.0

B	10.0
C	10.5
D	12.0
E	12.0
F	10.0
G	12.0

125-22 - Newtown Creek Subdistrict

LAST AMENDED

12/5/2024

In the Newtown Creek Subdistrict, the maximum #floor area ratio# shall be 3.15, and may be increased only as set forth in this Section.

(a) #Floor area# bonus for public amenities

For #developments# located within the Newtown Creek Subdistrict that provide a publicly accessible private street and open area, the #floor area ratio# may be increased from 3.15 to a maximum permitted #floor area ratio# of 4.15, provided that the Chairperson of the City Planning Commission has certified that such publicly accessible private street and open area

comply with the design standards of Sections [125-44](#) (Private Street Requirements in Newtown Creek Subdistrict) and [125-45](#) (Publicly Accessible Open Area in Newtown Creek Subdistrict).

(b) #Floor area# for #qualifying affordable housing# or #qualifying senior housing#

In the Newtown Creek Subdistrict, for #developments# that provide a publicly accessible private street and open area that comply with the provisions of paragraph (a) of this Section, the maximum #residential# #floor area ratio# for #zoning lots# containing #qualifying affordable housing# or #qualifying senior housing# shall be 5.0.