Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

124-21 - Floor Area Regulations

File generated by https://zr.planning.nyc.gov on 11/26/2026

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LAST AMENDED
12/5/2024

#Zoning lots# containing less than 200,000 square feet of #lot area# shall not exceed a #floor area ratio# of 2.0. However, for #qualifying affordable housing# or #qualifying senior housing#, the maximum #residential floor area ratio# shall be 2.4.

#Zoning lots# containing at least 200,000 square feet of #lot area# shall have a maximum #floor area ratio# as follows:

(a) Within Area A, as shown on Map 1 in the Appendix of this Chapter:

(1) #Zoning lots# of at least 28 acres of #lot area# shall have a maximum #commercial# #floor area ratio# of 2.0 and a maximum total #floor area ratio# of 4.6.

(2) For #zoning lots# less than 28 acres:

(i) north of the centerline of the present or former 34th Avenue, the maximum #commercial# #floor area ratio# shall be 2.0 and the maximum total #floor area ratio# shall be 3.4.

(ii) south of the centerline of the present or former 34th Avenue, the maximum #commercial# #floor area ratio# shall be 2.0 and the maximum total #floor area ratio# shall be 5.0.

(b) Within Area B, as shown on Map 1:

(1) #Zoning lots# of at least 33 acres of #lot area# shall have a maximum #commercial# #floor area ratio# of 2.0 and a maximum total #floor area ratio# of 2.25.

(2) For #zoning lots# less than 33 acres:

(i) north of the centerline of the present or former 34th Avenue, the #floor area ratio# shall not exceed 2.0.

(ii) south of the centerline of the present or former 34th Avenue, and north and west of the centerline of the present or former Willets Point Boulevard, the maximum #commercial# #floor area ratio# shall be 2.0 and the maximum total #floor area ratio# shall be 3.0.

(iii) south and east of the centerline of the present or former Willets Point Boulevard, the maximum #commercial# #floor area ratio# shall be 2.0 and the maximum total #floor area ratio# shall be 4.0.

(c) Within Areas A and B, the maximum #residential# #floor area ratio# for #qualifying affordable housing# or #qualifying senior housing# shall be a #floor area ratio# equal to 120 percent of the maximum total #floor area ratios# established in paragraph (a) or (b) of this Section.