Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

115-21 - Floor Area Ratio

File generated by https://zr.planning.nyc.gov on 11/19/2026

115-21 - Floor Area Ratio

LAST AMENDED
10/29/2025

The underlying #floor area# regulations shall be modified as follows:

(a) the maximum #floor area ratio# permitted for #commercial# #uses# shall be 8.0 in C6-3 Districts and 12.0 in C6-4 Districts;

(b) in all Districts, the maximum #floor area ratio# permitted for #residential uses# shall be as set forth pursuant to the underlying district regulations, except that #sky exposure plane buildings# shall not be permitted;

(c) the maximum #floor area ratios# may only be exceeded where:

(1) a #floor area# bonus for #mass transit station# improvements is granted by the City Planning Commission pursuant to the provisions of Section 66-51 (Additional Floor Area for Mass Transit Station Improvements); or

(2) a #floor area# bonus for a #public plaza# is granted by the City Planning Commission in accordance with the provisions of Section 115-52 (Authorization for a Public Plaza); and

(d) for #zoning lots# with a #lot area# of at least 20,000 square feet, up to 150,000 square feet of floor space within a public #school# constructed in whole or in part pursuant to a written agreement with the New York City School Construction Authority and subject to the jurisdiction of the Department of Education shall be exempt from the definition of #floor area#.