Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

101-21 - Special Floor Area Regulations

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LAST AMENDED
3/10/2026

R7-1 C6-1 C6-4.5 C6-6 C6-9 6-12

(a) In R7-1 Districts

In R7-1 Districts, the underlying #floor area# regulations applicable to R7A Districts shall apply.

(b) In C6-1 Districts

In C6-1 Districts, the maximum #residential# #floor area ratio# shall be 3.44 for #zoning lots# containing standard #residences#, or 4.13 for #zoning lots# containing #qualifying affordable housing# or #qualifying senior housing#.

(c) In C6-4.5 Districts

In C6-4.5 Districts, the maximum permitted #floor area ratio# for #commercial# or #community facility uses# shall be 12.0. No #floor area# bonuses for #commercial# or #community facility uses# shall be permitted except in accordance with the provisions of Section 66-51 (Additional Floor Area for Mass Transit Station Improvements), where applicable.

(d) In C6-6 Districts

In C6-6 Districts, the underlying provisions shall apply, except that in #Mandatory

Inclusionary Housing areas# mapped before October 21, 2021, the maximum #residential# #floor area ratio# shall be 9.0.

(e) In C6-9 Districts

In C6-9 Districts, the maximum permitted #floor area ratio# for #commercial# or #community facility uses# shall be 18.0.

However, in the C6-9 District bounded by Flatbush Avenue, State Street, 3rd Avenue and Schermerhorn Street, the maximum permitted #floor area ratio# for #commercial# or #community facility uses# shall be 12.0, and the maximum #residential# #floor area ratio# shall be 9.0. On a #zoning lot# with a minimum #lot area# of 50,000 square feet improved with public #schools# containing at least 100,000 square feet of floor space #developed# pursuant to an agreement with the New York City Educational Construction Fund, the maximum permitted #floor area ratio# for #commercial# or #community facility uses# shall be 15.0, and the maximum #residential floor area# #ratio# shall be 12.0. Up to 46,050 square feet of floor space within such public #schools# shall be exempt from the definition of #floor area# for the purposes of calculating the permitted #floor area ratio# for #community facility uses# and the total maximum #floor area ratio# of the #zoning lot#.

No #floor area# bonuses shall be permitted except as authorized granted by the City Planning Commission pursuant to the provisions of Section 66-51 (Additional Floor Area for Mass Transit Station Improvements).

(f) In C6-12 Districts

In C6-12 Districts, the underlying #floor area# regulations shall apply.

However, for #large qualifying sites# in C6-12 Districts:

(1) the maximum #commercial# and #community facility# #floor area ratio# shall be subject to the underlying regulations;

(2) the maximum #residential# #floor area ratio# for #qualifying affordable housing# and #qualifying senior housing# shall be 19.0; and

(3) the total #floor area ratio# for all #uses# shall be 23.0.