Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

111-20 - SPECIAL BULK PROVISIONS FOR AREAS A1 THROUGH A7

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111-20 - SPECIAL BULK PROVISIONS FOR AREAS A1 THROUGH A7

LAST AMENDED
12/5/2024

111-21 - Bulk Regulations for Area A1

LAST AMENDED
12/5/2024

The regulations applicable to a C6-2A District shall apply to #developments# and #enlargements#, except that the maximum #floor area ratio# permitted on a #zoning lot# shall be 5.0. However, for #zoning lots# containing #qualifying affordable housing# or #qualifying senior housing#, the maximum #residential# #floor area ratio# shall be 6.0.

111-22 - Bulk Regulations for Area A2

LAST AMENDED
12/5/2024

The underlying regulations applicable to a C6-3 District shall apply to #developments# and #enlargements#, except as set forth herein.

(a) Maximum #floor area ratio#

In no case shall the #floor area ratio# of the #commercial# or #community facility# portion of the #building# be more than 6.0.

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). For the purposes of this paragraph, defined terms additionally include those in Section 66-11 (Definitions). No other #floor area# bonuses shall be permitted in Area A2.

(b) Height and setback regulations

The underlying height and setback regulations applicable to a C6-3A District shall apply.

(c) Curb cuts

Curb cuts shall not be permitted on Greenwich Street, Murray Street and Chambers Street.

111-23 - Bulk Regulations for Area A3

LAST AMENDED
12/5/2024

The regulations applicable to a C6-3A District shall apply to #developments# and #enlargements#.

111-24 - Bulk Regulations for Areas A4, A5. A6 and A7

Except as set forth in this Section, the #bulk# regulations of the underlying district shall apply.

(a) The maximum #residential# #floor area ratio# for #zoning lots# containing standard #residences#, and that permitted for #zoning lots# containing #qualifying affordable housing# or #qualifying senior housing# shall be as set forth in the following table:

Area	Maximum #Floor Area Ratio# for Standard #Residences#	Maximum #Floor Area Ratio# for #Qualifying Affordable Housing# or #Qualifying Senior Housing#
A4	6.5	7.8
A5	5.5	6.6
A6	6.0	7.2
A7	5.0	6.0

(b) The underlying height and setback regulations shall apply except that in Area A4, the maximum #building# height shall be 145 feet or, for #zoning lots# containing #qualifying affordable housing# or #qualifying senior housing#, 175 feet.