



## **Zoning Resolution**

**THE CITY OF NEW YORK**  
**Zohran K. Mamdani, Mayor**

**CITY PLANNING COMMISSION**  
**Sideya Sherman, Chair**

# **139-211 - Basic floor area regulations**

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## 139-211 - Basic floor area regulations

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LAST AMENDED

12/5/2024

The maximum #floor area# regulations for each district in the #Special Gowanus Mixed Use District# shall be as set forth in the table in this Section.

Row A establishes the maximum #residential# #floor area ratio# for #qualifying affordable housing# or #qualifying senior housing#.

Row B establishes a maximum #floor area ratio# for #community facility uses#, other than #select community facility uses#.

Row C sets forth the maximum #floor area ratio# for #select community facility uses# only. In addition, special regulations for #schools# are set forth in Section 139-214.

Row D establishes a maximum #floor area ratio# for #Gowanus retail and entertainment uses# only.

Row E establishes a maximum #floor area ratio# for all #commercial uses#, inclusive of #Gowanus retail and entertainment uses#.

Row F sets forth the maximum #floor area ratio# for #manufacturing# uses.

### MAXIMUM FLOOR AREA RATIO

|  |       |      |               |               |               |                |               |
|--|-------|------|---------------|---------------|---------------|----------------|---------------|
|  | C4-4D | M1-4 | M1-4 /<br>R6B | M1-4 /<br>R6A | M1-4 /<br>R7A | M1-4 /<br>R7-2 | M1-4 /<br>R7X |
|--|-------|------|---------------|---------------|---------------|----------------|---------------|

|               |   |     |                  |                  |     |     |     |     |     |
|---------------|---|-----|------------------|------------------|-----|-----|-----|-----|-----|
| Subarea<br>B1 | Subarea B2  |     |                  |                  |     |     |     |     |     |
| A             | Maximum #FAR# for<br>#residential uses# for<br>#MIH Sites#      | 8.5 | -                | -                | 2.2 | 3.6 | 4.6 | 4.4 | 5.4 |
| B             | Maximum #FAR# for<br>#community facility<br>uses#               | 6.5 | 3.6              | 2.7              | 2.0 | 3.0 | 4.0 | 4.0 | 5.0 |
| C             | Maximum #FAR# for<br>#select community<br>facility uses#        | 6.5 | 4.8              | 4.8              | 2.0 | 3.0 | 4.0 | 4.0 | 5.0 |
| D             | Maximum #FAR# for<br>#Gowanus retail and<br>entertainment uses# | 3.4 | 2.0              | 2.0              | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 |
| E             | Maximum #FAR# for<br>#commercial uses#                          | 3.4 | 3.6 <sup>1</sup> | 2.7 <sup>2</sup> | 2.0 | 3.0 | 3.0 | 3.0 | 4.0 |
| F             | Maximum #FAR# for<br>#manufacturing uses#                       | -   | 3.6 <sup>1</sup> | 2.7 <sup>2</sup> | 2.0 | 3.0 | 3.0 | 3.0 | 4.0 |

<sup>1</sup> In #Manufacturing Districts# within Subarea B1, #commercial# and #manufacturing uses# which are also #Gowanus mix uses# shall have a maximum #floor area ratio# of 4.0.

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In #Manufacturing Districts# within Subarea B2, #commercial# and #manufacturing uses# which are also #Gowanus mix uses# shall have a maximum #floor area ratio# of 3.0.