



## **Zoning Resolution**

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

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

# **143-21 - Special Floor Area Regulations**

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## 143-21 - Special Floor Area Regulations

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LAST AMENDED

12/5/2024

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

- (a) the maximum #floor area ratio# for #qualifying affordable housing# or #qualifying senior housing# shall be as set forth in the table below:

| District                               | Maximum #floor area ratio# |
|--|----------------------------|
| M1-5/R7D                               | 5.6                        |
| M1-5/R7X                               | 6.0                        |
| M1-5/R9A                               | 8.5                        |
| M1-5/R9X, south of East Houston Street | 9.7                        |
| M1-5/R10 and M1-6/R10                  | 12.0                       |

- (b) the #floor area ratio# for #community facility# #uses# shall be 6.5; and
- (c) in M1-6 Districts paired with an R10 District east of Broadway and north of Great Jones Street, the #floor area ratio# for all other non-#residential uses# shall be 7.0.