



## **Zoning Resolution**

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

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

# **144-21 - Floor Area Regulations**

File generated by <https://zr.planning.nyc.gov> on 4/6/2026

---

## **144-21 - Floor Area Regulations**

---

LAST AMENDED 12/15/2021

The underlying #floor area# regulations of Section [43-10](#) (FLOOR AREA REGULATIONS), inclusive, are modified by the provisions of Sections [144-211](#) (Floor area ratio) through [144-213](#) (Floor area limitations on additional uses).

---

## **144-211 - Floor area ratio**

---

LAST AMENDED 12/15/2021

In all districts, the maximum #floor area ratio# for all #uses# shall be 2.0.

---

## **144-212 - Floor area ratio calculations**

---

LAST AMENDED 12/15/2021

For the purposes of calculating #floor area# on #waterfront zoning lots#, the provisions of Section [62-31](#) (Bulk Computations on Waterfront Zoning Lots) shall apply.

---

## **144-213 - Floor area limitations on additional uses**

---

LAST AMENDED 12/15/2021

The additional #uses# allowed pursuant to Section [144-11](#) (Additional Uses Allowed in M2 Districts) shall be limited to 300,000 square feet of #floor area# within each Subdistrict where such additional #uses# are allowed, and the total #floor area# allocated to such additional #commercial uses# shall not exceed 100,000 square feet in each Subdistrict where the additional #uses# are allowed.