



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

145-21 - Floor Area Regulations

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145-21 - Floor Area Regulations

LAST AMENDED

8/15/2024

The #floor area# regulations of the underlying districts shall apply, except as modified by the provisions of this Section, inclusive.

145-211 - Basic floor area regulations

LAST AMENDED

8/15/2024

(a) #Residential# #floor area ratio#

In R6A, R6-1 or R7-2 #Residence Districts#, and #Commercial Districts# mapped within or with a residential equivalent of such Districts, the maximum #residential# #floor area ratio# for #zoning lots# in a #Mandatory Inclusionary Housing area# set forth in paragraph (d) of Section [23-154](#) (Inclusionary Housing) shall be modified as follows:

(1) in R6A or R6-1 Districts, the maximum #floor area ratio# for #residential uses# shall be 3.9; and

(2) in R7-2 Districts, the maximum #floor area ratio# for #residential uses# shall be 5.0.#

(b) Commercial # #floor area ratio#

In C4-3 or C4-4 Districts, the maximum #floor area ratio# for #commercial uses# shall be 4.0.#

(c) Community Facility# #floor area ratio#

In M1 Districts with an A suffix paired with an R7-3 District, the maximum #floor area ratio# for #community facility uses# shall be 6.5.

145-212 - Floor area provisions for zoning lots containing schools in Subdistrict A

LAST AMENDED

8/15/2024

In Subdistrict A, on a #zoning lot# improved with public #schools# pursuant to an agreement with the New York City School Construction Authority, up to 100,000 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#.