



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# **145-211 - Basic floor area regulations**

File generated by <https://zr.planning.nyc.gov> on 12/9/2025

---

## 145-211 - Basic floor area regulations

---

LAST AMENDED

12/5/2024

(a) #Commercial # #floor area ratio#

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

(b) #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.