



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

97-414 - Maximum floor area ratio in areas outside of a subdistrict

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LAST AMENDED

12/5/2024

In C4-4D, C4-7 or C6-3 Districts in areas outside of a subdistrict, the maximum permitted #floor area ratios# shall be as listed in the following table for #residential#, #commercial# and #community facility# #uses#.

Separate #residential# #floor area ratios# are set forth for #zoning lots# containing standard #residences# and #zoning lots# containing #qualifying affordable housing# or #qualifying senior housing#.

The #residential# #floor area ratios# or #commercial# #floor area ratios# may be increased up to the applicable maximum #floor area ratios# in the following table, provided that for every four square feet of bonused #floor area#, an amount of space equivalent to one square foot of such bonused #floor area# shall be used for those visual or performing arts #uses# designated in paragraph (b) of Section [97-11](#) (Special Arts and Entertainment Uses). Such bonused #floor area# shall be permitted only upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the conditions set forth in Section [97-42](#) have been met.

MAXIMUM PERMITTED FLOOR AREA RATIO (FAR) FOR RESIDENTIAL, COMMERCIAL AND COMMUNITY FACILITY USES

Areas Outside of a Subdistrict

| District | #Residential Floor Area Ratio# for Standard #Residences# | #Residential Floor Area Ratio# for #Qualifying Affordable Housing# or #Qualifying Senior Housing# | #Residential Floor Area Ratio# with Visual or Performing Arts Bonus | #Commercial Floor Area Ratio# | #Commerical Floor Area Ratio# with Visual or Performing Arts Bonus |
|----------|--|---|---|-------------------------------|--|
| C4-4D | 6.0 | 7.2 | 7.2 | 4.0 | 5.4 |
| C4-7 | 10.0 | 12.0 | 12.0 | 10.0 | 12.0 |
| C6-3 | 6.67 | 8.0 | 8.0 | 6.0 | 8.0 |