

Zoning Resolution

THE CITY OF NEW YORK

CITY PLANNING COMMISSION

Eric Adams, Mayor

Daniel R. Garodnick, Chair

111-24 - Bulk Regulations for Areas A4, A5. A6 and A7

File generated by https://zr.planning.nyc.gov on 10/31/2025

111-24 - Bulk Regulations for Areas A4, A5. A6 and A7

LAST AMENDED 12/5/2024

Except as set forth in this Section, the #bulk# regulations of the underlying district shall apply.

(a) The maximum #residential# #floor area ratio# for #zoning lots# containing standard #residences#, and that permitted for #zoning lots# containing #qualifying affordable housing# or #qualifying senior housing# shall be as set forth in the following table:

Maxin	um #Floor Area R Mtixi# r	um #Floor Area Ratio# for #Qualifying
Area	for Standard	Affordable Housing# or #Qualifying Senior
	#Residences#	Housing#
A645	7.8	
A 55	6.6	
A660	7.2	
A57 0	6.0	

(b) The underlying height and setback regulations shall apply except that in Area A4, the maximum #building# height shall be 145 feet or, for #zoning lots# containing #qualifying affordable housing# or #qualifying senior housing#, 175 feet.