



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

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

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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:

Area	Maximum Floor Area Ratio for Standard Residences	Maximum Floor Area Ratio for Qualifying Affordable Housing or Qualifying Senior Housing
A4	7.8	
A5	6.6	
A6	7.2	
A7	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.