Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

117-32 - Special Floor Area Regulations

File generated by https://zr.planning.nyc.gov on 11/19/2026

117-32 - Special Floor Area Regulations

LAST AMENDED
11/12/2025

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

For the purpose of applying the special #floor area ratio# provisions of this Subdistrict, six Subareas are designated. The locations of these subareas are shown on Map 1 (Subdistrict Plan Map and Designated Subareas) in Appendix C to this Chapter. Outside of a Subarea, the underlying #floor area# regulations shall apply.

117-321 - Maximum floor area ratio

LAST AMENDED
11/12/2025

The maximum #floor area ratio# permitted for #commercial#, #community facility#, #manufacturing#, or #residential uses# in Subareas A through F is specified in the following table:

MAXIMUM FLOOR AREA RATIO FOR ALL USES

Subarea	#Residential# #Floor Area Ratio# for Standard #Residences#	#Residential# #Floor Area Ratio# for #Qualifying Affordable Housing# or #Qualifying Senior Housing#	#Community Facility# #Floor Area Ratio#	#Commercial# or #Manufacturing# #Floor Area Ratio#
A	8.42	10.10	10.0	8.0
B	6.00	7.20	7.2	6.5
C1	6.45	7.74	7.2	4.0
C2	6.50	7.80	7.2	4.0
D	7.02	8.42	8.0	8.0
E	6.00	7.20	4.0	6.5
F	5.00	6.00	4.0	4.0

117-322 - Floor area bonus for active recreation space

LAST AMENDED
11/12/2025

In R9 Districts and in M1 Districts paired with an R9 District, for #zoning lots# with a minimum #lot area# of 40,000 square feet or more, for each square foot of publicly accessible, supplemental open area provided in accordance with Section 117-365 (Requirements for supplemental open spaces and amenities), inclusive, the maximum #floor area# permitted on the #zoning lot# may be increased by six square feet, provided that the resulting bonus #floor area ratio# shall not exceed 0.6.

117-323 - Special floor area provisions for zoning lots containing schools

LAST AMENDED
11/12/2025

For #zoning lots# with a #lot area# of at least 20,000 square feet, up to 150,000 square feet of floor space within a public #school# constructed in whole or in part pursuant to a written agreement with the New York City School Construction Authority and subject to the jurisdiction of the Department of Education shall be exempt from the definition of #floor area#.

117-324 - Special floor area provisions for off-street parking

LAST AMENDED
11/12/2025

Floor space used for #accessory# off-street parking spaces provided in any #story# located not more than 33 feet above #curb level# shall be exempt from the definition of #floor area#.

117-325 - Certification for transfer of floor area

LAST AMENDED
11/12/2025

The Chairperson of the City Planning Commission shall allow, by certification, a transfer of #floor area# between two or more #zoning lots# under single fee ownership or alternate ownership

arrangement that are contiguous, or would be contiguous but for their separation by a #street#. Such certification for a transfer of #floor area# shall be subject to the conditions of paragraph (a) and application requirements of paragraph (b) of this Section.

For the purposes of this Section, the "granting site" shall mean the #zoning lot# that transfers #floor area# pursuant to this Section, and a "receiving site" shall mean a #zoning lot# that receives additional #floor area# pursuant to this Section.

(a) Conditions

The maximum amount of #floor area# that may be transferred from the granting site shall be the maximum #floor area ratio# permitted pursuant to the applicable provisions of Section 117-32, inclusive, less the total #floor area# of all existing #buildings#. Each transfer, once completed, shall irrevocably reduce the amount of #floor area# that may be transferred.

(b) Application requirements

An application filed with the Chairperson for certification pursuant to this Section shall be made jointly by the owners of the granting site and the receiving site. Such application shall include site plans and zoning calculations for the granting site and receiving site showing the additional #floor area# associated with the transfer.

Additionally, at the time of certification, the owners of the granting site and of the receiving site shall submit to the Chairperson a copy of the transfer instrument legally sufficient in both form and content to effect such a transfer. Notice of the restrictions upon further #development# or #enlargement# of the granting site and the receiving site shall be filed by the owners of the respective lots in the Office of the Register of the City of New York (County of New York). Proof of recordation shall be submitted to the Chairperson. Both the transfer instrument and the notices of restrictions shall specify the total amount of #floor area# transferred and shall specify, by #block# and lot numbers, the granting site and the receiving

site that are a party to such transfer.

The Chairperson shall certify to the Department of Buildings that #development# or #enlargement# is in compliance with the provisions of this Section only after the transfer instrument and notice of restrictions required by this paragraph have been executed and recorded with proof of recordation provided to the Chairperson. Such certification shall be a precondition to the filing for or issuing of any building permit allowing more than the basic maximum #floor area ratio# for such #development#.

A separate application shall be filed for each transfer of #floor area# to any receiving site pursuant to this Section.