



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

23-712 - Floor area modifications

File generated by <https://zr.planning.nyc.gov> on 5/28/2026

23-712 - Floor area modifications

LAST AMENDED

12/5/2024

For #zoning lots# in R4 or R5 Districts, without a letter or number suffix, utilizing the #predominantly built-up area# provisions of Section [23-71](#), inclusive, the maximum #floor area ratio# shall be as set forth in the following table:

District	Maximum #Floor Area Ratio#
R4	1.35
R5	1.65