



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# 91-22 - Floor Area Increase Regulations

File generated by <https://zr.planning.nyc.gov> on 11/8/2024



Maximum FAR with as-of-right #floor area# bonuses	6.02 <sup>1</sup> 6.5 <sup>3</sup>	12.0	18.0	2.0 <sup>2</sup> 6.5 <sup>3</sup>	15.0	2.0 <sup>2</sup> 3.4 <sup>3</sup> 10.0 <sup>4</sup>	3.4	6.0 <sup>2</sup> 6.02 <sup>4</sup> 6.5 <sup>3</sup>	15.0	15.0
Maximum #floor area# bonuses by authorization or special permit:  #mass transit station# improvements and #covered pedestrian spaces#	NA	2.0 <sup>8</sup>	3.0	NA	3.0	2.0 <sup>9</sup>	NA	NA	3.0 <sup>9</sup>	3.0 <sup>9</sup>
Maximum FAR with as-of-right, authorization or special permit #floor area# bonuses	6.02 <sup>1</sup> 6.5 <sup>3</sup>	12.0 <sup>10</sup>	18.0	2.0 <sup>2</sup> 6.5 <sup>3</sup>	18.0	12.0	3.4	6.0 <sup>2</sup> 6.02 <sup>4</sup> 6.5 <sup>3</sup>	18.0	18.0
Development rights (FAR) of a landmark lot for transfer purposes ( <a href="#">74-79</a> )	NA	10.0	15.0 <sup>5</sup> 18.0 <sup>6</sup>	NA	15.0	NA	NA	NA	NA	NA
Maximum total FAR of designated receiving sites in South Street Seaport Subdistrict ( <a href="#">91-60</a> )	NA	NA	NA	NA	NA	NA	3.4	8.02	21.6 <sup>7</sup>	21.6 <sup>7</sup>

Maximum FAR with transferred development rights from landmark #zoning lot# and as-of-right and authorization or special permit #floor area# bonuses	6.02 <sup>1</sup> 6.5 <sup>3</sup>	14.0 <sup>10</sup>	21.6	2.4 <sup>2</sup> 7.8 <sup>3</sup>	21.6	NA	3.4	8.02	21.6 <sup>7</sup>	21.6 <sup>7</sup>
---	---------------------------------------	--------------------	------	--------------------------------------	------	----	-----	------	-------------------	-------------------

1 maximum #floor area ratio# and minimum #open space ratio# shall be determined in accordance with the provisions of Article II, Chapter 3

2 for a #commercial# or, where permitted, #manufacturing use#

3 for a #community facility use#

4 for a #residential use#

5 if receiving lot is located in a zoning district with a basic maximum FAR of less than 15

6 if receiving lot is located in a zoning district with a basic maximum FAR of 15

7 maximum FAR for receiving lots less than 30,000 square feet

8 for #zoning lots# utilizing a #floor area# bonus pursuant to Section [66-51](#) (Additional Floor Area for Mass Transit Station Improvements), the maximum #floor area# bonus shall be 2.4 FAR

9 only pursuant to Section [66-51](#)

10 for #zoning lots# utilizing a #floor area# bonus pursuant to Section [66-51](#), the maximum FAR may be increased through a combination with Inclusionary Housing, in accordance with the provisions of such Section