**Zoning Resolution**

THE CITY OF NEW YORK
**Zohran K. Mamdani, Mayor**

CITY PLANNING COMMISSION
**Sideya Sherman, 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 | 6.5 | 7.8 |
| A5 | 5.5 | 6.6 |
| A6 | 6.0 | 7.2 |
| A7 | 5.0 | 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.