

# Zoning Data Tables, Commercial Districts

ZONING DATA TABLE 6

C1–C4 Commercial Districts: Floor Area Ratios				
	Commercial FAR	Residential FAR <sup>7</sup>	Community <sup>1</sup> Facility FAR	Residential District Equivalent
C1-6	2.0	0.87–3.44 <sup>2</sup> (range)	6.5	R7
C1-6A	2.0	4.0 <sup>7</sup>	4.0	R7A
C1-7	2.0	0.94–6.02 <sup>3</sup> (range)	6.5	R8
C1-7A	2.0	6.02	6.5	R8A
C1-8	2.0	0.99–7.52 (range)	10.0 <sup>6</sup>	R9
C1-8A	2.0	7.52	7.5	R9A
C1-8X	2.0	9.0	9.0	R9X
C1-9	2.0	10.0	10.0 <sup>6</sup>	R10
C1-9A	2.0	10.0	10.0	R10A
C2-6	2.0	0.87–3.44 <sup>2</sup> (range)	6.5	R7
C2-6A	2.0	4.0 <sup>7</sup>	4.0	R7A
C2-7	2.0	0.99–7.52 (range)	10.0 <sup>6</sup>	R9
C2-7A	2.0	7.52	7.5	R9A
C2-7X	2.0	9.0	9.0	R9X
C2-8	2.0	10.0	10.0 <sup>6</sup>	R10
C2-8A	2.0	10.0	10.0	R10A
C3	0.5	0.5 <sup>5</sup>	1.0	R3-2
C3A	0.5	0.5 <sup>5</sup>	1.0	R3A
C4-1	1.0	1.25	2.0	R5
C4-2	3.4	0.78–2.43 <sup>4</sup> (range)	4.8	R6
C4-2A	3.0	3.0	3.0	R6A
C4-2F	3.4	0.94–6.02 <sup>3</sup> (range)	6.5	R8
C4-3	3.4	0.78–2.43 <sup>4</sup> (range)	4.8	R6
C4-3A	3.0	3.0	3.0	R6A
C4-4	3.4	0.87–3.44 <sup>2</sup> (range)	6.5	R7
C4-4A	4.0	4.0 <sup>7</sup>	4.0	R7A
C4-4D	3.4	6.02	6.5	R8A
C4-4L	4.0	4.0 <sup>7</sup>	4.0	R7A
C4-5	3.4	0.87–3.44 <sup>2</sup> (range)	6.5	R7
C4-5A	4.0	4.0	4.0	R7A
C4-5D	4.2	4.2 <sup>7</sup>	4.2	R7D
C4-5X	4.0	5.0	5.0	R7X
C4-6	3.4	10.0	10.0 <sup>6</sup>	R10
C4-6A	3.4	10.0	10.0	R10A
C4-7	10.0 <sup>6</sup>	10.0	10.0 <sup>6</sup>	R10
C4-7A	10.0	10.0	10.0	R10A

C5–C8 Commercial Districts: Floor Area Ratios				
	Commercial FAR	Residential FAR <sup>7</sup>	Community <sup>1</sup> Facility FAR	Residential District Equivalent
C5-1	4.0	10.0	10.0 <sup>6</sup>	R10
C5-1A	4.0	10.0	10.0	R10A
C5-2	10.0 <sup>6</sup>	10.0	10.0 <sup>6</sup>	R10
C5-2A	10.0	10.0	10.0	R10A
C5-3	15.0 <sup>6</sup>	10.0	15.0 <sup>6</sup>	R10
C5-4	10.0 <sup>6</sup>	10.0	10.0 <sup>6</sup>	R10
C5-5	15.0 <sup>6</sup>	10.0	15.0 <sup>6</sup>	R10
C6-1	6.0 <sup>6</sup>	0.87–3.44 <sup>2</sup> (range)	6.5 <sup>6</sup>	R7
C6-1A	6.0	0.78–2.43 <sup>4</sup> (range)	6.0 <sup>6</sup>	R6
C6-2	6.0 <sup>6</sup>	0.94–6.02 <sup>3</sup> (range)	6.5 <sup>6</sup>	R8
C6-2A	6.0	6.02	6.5	R8A
C6-3	6.0 <sup>6</sup>	0.99–7.52 (range)	10.0 <sup>6</sup>	R9
C6-3A	6.0	7.52	7.5	R9A
C6-3D	9.0	9.0	9.0	R9D
C6-3X	6.0	9.0	9.0	R9X
C6-4	10.0 <sup>6</sup>	10.0 <sup>6</sup>	10.0	R10
C6-4A	10.0	10.0	10.0	R10A
C6-4X	10.0	10.0	10.0	R10X
C6-5	10.0 <sup>6</sup>	10.0 <sup>6</sup>	10.0	R10
C6-6	15.0 <sup>6</sup>	10.0 <sup>6</sup>	15.0	R10
C6-7	15.0 <sup>6</sup>	10.0 <sup>6</sup>	15.0	R10
C6-8	10.0 <sup>6</sup>	10.0 <sup>6</sup>	10.0	R10
C6-9	15.0 <sup>6</sup>	10.0 <sup>6</sup>	15.0	R10
C7	2.0	–	–	–
C8-1	1.0	–	2.4	–
C8-2	2.0	–	4.8	–
C8-3	2.0	–	6.5	–
C8-4	5.0	–	6.5	–

<sup>1</sup> In C1 to C6 districts, nursing homes and non-profit residential facilities limited to residential FAR, except by special permit

<sup>2</sup> 4.0 FAR on wide streets outside Manhattan Core under Quality Housing Program

<sup>3</sup> 7.2 FAR on wide streets outside Manhattan Core under Quality Housing Program

<sup>4</sup> 3.0 FAR on wide street outside Manhattan Core; 2.43 on wide street within the Manhattan Core; 2.2 on narrow streets (under Quality Housing Program)

<sup>5</sup> Up to 20% increase for attic allowance

<sup>6</sup> Up to 20% increase for a public plaza bonus

<sup>7</sup> FAR may differ in Inclusionary Housing designated areas