



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

24-14 - Floor Area Bonus for a Public Plaza

File generated by <https://zr.planning.nyc.gov> on 2/16/2026

24-14 - Floor Area Bonus for a Public Plaza

LAST AMENDED

12/5/2024

R9 R10 R11 R12

In the districts indicated, for #developments# or #enlargements# with 25 percent or less of the total #floor area# of the #building# allocated to #residential uses#, for each square foot of a #public plaza#, subject to the provisions of Section [37-70](#), provided on a #zoning lot#, the total #floor area# permitted on that #zoning lot# under the provisions of Section [24-11](#) (Maximum Floor Area Ratio and Percentage of Lot Coverage) may be increased by six square feet.