



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

24-14 - Floor Area Bonus for a Public Plaza

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

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.