**Zoning Resolution**

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

CITY PLANNING COMMISSION
**Sideya Sherman, Chair**

# 33-13 - Floor Area Bonus for a Public Plaza

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## 33-13 - Floor Area Bonus for a Public Plaza

LAST AMENDED
12/5/2024

C1-8 C1-9 C2-7 C2-8

(a) #Zoning lots# containing #community facility# #uses#

In the districts indicated, and in other C1 or C2 Districts when mapped within R9 through R12 Districts, for #zoning lots# containing #community facility# #uses#, for each square foot of #public plaza# provided in accordance with Section 37-70 (PUBLIC PLAZAS), inclusive, the total #floor area# permitted on that #zoning lot# under the provisions of Section 33-12 (Maximum Floor Area Ratio) for a #zoning lot# containing only #community facility# #uses# or both #commercial# and #community facility# #uses#, may be increased by six square feet.

C4-7 C5-2 C5-3 C5-4 C5-5 C6-1 C6-2 C6-3 C6-4 C6-5 C6-6 C6-7 C6-8 C6-9 C6-11 C6-12 C7-5 C7-6 C7-7 C7-8 C7-9

(b) #Zoning lots# containing only #commercial# #uses#

In the districts indicated, for #zoning lots# containing only #commercial# #uses#, for each square foot of #public plaza# provided in accordance with Section 37-70, inclusive, the total #floor area# permitted on that #zoning lot# under the provisions of Section 33-12 for a #commercial# #use# may be increased as set forth in the following table:

| Districts | Permitted Additional Square Feet of #Floor Area# per Square Foot of #Public Plaza# |
|---|---|
| C5-3 C5-5<br>C6-6 C6-7 C6-9 C6-12<br>C7-9 | 10 square feet |
| C4-7 C5-2 C5-4<br>C6-1A C6-4 C6-5 C6-8 C6-11<br>C7-7 C7-8 | 6 square feet |
| C6-1 C6-2 C6-3<br>C7-5 C7-6 | 4 square feet |

C4-6 C4-7 C4-8 C4-9 C4-11 C4-12 C5-1 C5-2 C5-3 C5-4 C5-5 C6-1 C6-2 C6-3 C6-4 C6-5 C6-6 C6-7 C6-8 C6-9 C6-11 C6-12 C7-5 C7-6 C7-7 C7-8 C7-9

(c) #Zoning lots# containing #community facility# #uses# or both #commercial# and #community facility# #uses#

In the districts indicated, for #zoning lots# containing only #community facility# #uses# or both #commercial# and #community facility# #uses#, for each square foot of #public plaza#

provided in accordance with Section 37-70, inclusive, the total #floor area# permitted on that #zoning lot# under the provisions of Section 33-12 may be increased as set forth in the following table:

| Districts | Permitted Additional Square Feet of #Floor Area# per Square Foot of #Public Plaza# |
|---|---|
| C4-12<br>C5-3 C5-5<br>C6-6 C6-7 C6-9 C6-12<br>C7-9 | 10 square feet |
| C4-6 C4-7 C4-9 C4-11<br>C5-1 C5-2 C5-4 C6-3<br>C6-4 C6-5 C6-8 C6-11<br>C7-7 C7-8 | 6 square feet |
| C4-8<br>C6-1 C6-2<br>C7-5 C7-6 | 4 square feet |