Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

74-79 - Transfer of Development Rights From Landmark Sites

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LAST AMENDED
12/5/2024

The City Planning Commission may permit the allowances in paragraph (a) provided that the findings in paragraph (b) are met,

(a) The Commission may permit:

(1) in #Commercial Districts# or #Manufacturing Districts# where the maximum #floor area ratio# for non-#residential uses# is 15.0 or greater, a transfer of development rights pursuant to Section 75-42 (Transfer of Development Rights From Landmarks) that exceeds the maximum #floor area# allowable on such #zoning lot# by more than 30 percent; or

(2) in all districts, for #developments# or #enlargements#, #bulk# modifications, other than #floor area ratio#, to be made in conjunction with a transfer of development rights pursuant to Section 75-42.

(b) In order to grant such special permit, the Commission shall find that:

(1) the proposed modifications will not unduly obstruct access to light and air to adjoining properties or #streets#; and

(2) the proposed scale and placement of the #development# or #enlargement# relates harmoniously with the surrounding area.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.