



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

74-91 - Modification of Public Plazas

File generated by <https://zr.planning.nyc.gov> on 5/24/2026

74-91 - Modification of Public Plazas

LAST AMENDED

12/5/2024

In all districts, the City Planning Commission may permit modification of the provisions of Section [37-70](#) (PUBLIC PLAZAS) affecting the eligibility of #public plazas# for bonus #floor area#, provided that such modification shall not include any modification of Sections [23-22](#) (Floor Area Regulations for R6 through R12), [24-14](#) or [33-13](#) (Floor Area Bonus for a Public Plaza).

Any modification shall be conditioned upon the Commission finding that the usefulness and attractiveness of the #public plaza# will be assured by the proposed layout and design and that such modification will result in a superior urban design relationship with surrounding #buildings# and open areas.

The Commission may prescribe appropriate conditions and controls to enhance the relationship of such #public plazas# to surrounding #buildings# and open areas.