Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

91-23 - Floor Area Bonus for Public Plazas

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LAST AMENDED
12/5/2024

The maximum permitted #floor area# on a #zoning lot# may be increased, in accordance with the following regulations, where a #public plaza# is provided that meets the requirements of Section 37-70 (PUBLIC PLAZAS):

(a) A #floor area# bonus for a #public plaza# shall only be permitted for a #development# or #enlargement# that is located:

(1) outside the Historic and Commercial Core;

(2) outside the South Street Seaport Subdistrict; or

(3) beyond 50 feet of a #street line# of a designated #street#, except in C6-4 Districts, on which:

(i) retail continuity is required, pursuant to Section 91-41 (Regulations for Designated Retail Streets); or

(ii) #street wall# continuity is required, pursuant to the regulations for Type 1 or Type 2A #street walls# pursuant to Section 91-31 (Street Wall Regulations).

(b) Within a C6-4 District, paragraph (a)(3) of this Section shall not apply to the location of a #development# or #enlargement#. However, a #floor area# bonus for a #public plaza# shall be permitted, provided that such #public plaza# is located beyond 50 feet of the designated

#streets# referenced in paragraph (a)(3) of this Section.

(c) For each square foot of a #public plaza#, the basic maximum #floor area# permitted by Section 91-22 (Floor Area Increase Regulations) may be increased, in C6-4 Districts, by six square feet, to a maximum #floor area ratio# of 12.0, or 20 percent of the greatest #floor area ratio# permitted on the #zoning lot# and, in C5-3, C5-5 and C6-9 Districts, by 10 square feet, to a maximum #floor area ratio# of 18.0.

(d) When a #public plaza# that meets the requirements for a #floor area# bonus is located on a #zoning lot# divided by a district boundary, the bonusable #floor area# may be credited to either portion of the #zoning lot#, notwithstanding the location of the #public plaza# or the date of the creation of the #zoning lot#. The amount of bonusable #floor area# permitted on either portion of the #zoning lot# shall not exceed the maximum amount of #floor area# permitted on such portion if it were a separate #zoning lot# subject to all other provisions of Article VII, Chapter 7.