



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# **91-251 - Special permit for covered pedestrian space**

File generated by <https://zr.planning.nyc.gov> on 7/17/2024

---

## 91-251 - Special permit for covered pedestrian space

---

LAST AMENDED

10/7/2021

In C5-3, C5-5, C6-4 and C6-9 Districts within the #Special Lower Manhattan District#, except within the South Street Seaport Subdistrict, the City Planning Commission may grant, by special permit, a #floor area# bonus for a #commercial#, #community facility# or #mixed building# that provides #covered pedestrian space# on a #zoning lot#, in accordance with the provisions of Section [74-87](#) (Covered Pedestrian Space).

The total additional #floor area# permitted on the #zoning lot# shall not exceed the maximum amount permitted in the underlying district by the provisions of Sections [91-21](#) (Maximum Floor Area Ratio) and [91-22](#) (Floor Area Increase Regulations).