



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

93-054 - Applicability of Article VII, Chapter 4

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LAST AMENDED

6/6/2024

(a) The following special permits by the City Planning Commission shall not be applicable:

- Section [74-142](#) (Electric utility substations) shall not apply. In lieu thereof, such #uses# shall be allowed within the #Special Hudson Yards District# upon authorization of the City Planning Commission pursuant to Section [93-18](#) (Authorization for Electrical Utility Substations)
- Section [74-61](#) (Development Within or Over a Railroad or Transit Right-of-way or Yard)
- Section [74-72](#) (Bulk Modification)
- Section [74-74](#) (Large-scale General Development) shall be inapplicable in the Large-scale Plan Subdistrict A
- Section [74-831](#) (Court houses)
- Section [74-841](#) (Development in certain Commercial Districts)
- Section [74-852](#) (Height and setback regulations for zoning lots divided by district boundaries)
- Section [74-87](#) (Covered Pedestrian Space)
- Section [74-91](#) (Modification of Public Plazas)
- Section [74-95](#) (Modifications of Housing Quality Special Permits).

(b) The following provisions regarding special permits by the City Planning Commission shall be applicable as modified:

- Section [74-194](#) (Public parking garages or public parking lots in high density central areas) shall be applicable to the renewal of City Planning Commission special permits for #public parking lots# and #public parking garages# granted prior to April 14, 2010.
- Section [74-79](#) (Transfer of Development Rights From Landmark Sites) shall apply, except that within the Pennsylvania Station Subarea B4 of the Farley Corridor Subdistrict B, such section shall be applicable only for a #development# or #enlargement# that has increased its permitted #floor area ratio# to 15.0 pursuant to Section [93-35](#) (Special Permit for Transit Bonus in Pennsylvania Station Subarea B4). Furthermore, the maximum amount of #floor area# that may be transferred from the #zoning lot# occupied by a landmark #building# may increase the maximum allowable #floor area ratio# within the Pennsylvania Station Subarea B4 to 19.5.
- Section [74-82](#) (Through Block Arcades) shall apply to any #development# or #enlargement# for which a #through block arcade# would not otherwise be permitted pursuant to this Chapter, except that no #floor area# bonus shall be permitted.

