

Zoning Resolution
THE CITY OF NEW YORK CITY PLANNING COMMISSION
Eric Adams, Mayor
Daniel R. Garodnick, Chair

## 93-222-Maximum floor area ratio in the 34th Street Corridor Subdistrict C

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## 93-222 - Maximum floor area ratio in the 34th Street Corridor Subdistrict C

LAST AMENDED
10/7/2021
In the 34th Street Corridor Subdistrict C, the basic maximum \#floor area ratios\# of non-\#residential buildings\# are set forth in Row A in the table in Section 93-22 and may be increased to the amount specified in Row C pursuant to Section 93-31 (District Improvement Fund Bonus). The basic maximum \#floor area ratios\# of any \#building\# containing \#residences\# are set forth in Row B.

The \#floor area ratio\# of any \#building\# containing \#residences\# may be increased from 6.5, pursuant to Sections 93-31 (District Improvement Fund Bonus) and 23-154 (Inclusionary Housing), as modified by Section 93-23 (Modifications of Inclusionary Housing Program), as follows:
(a) the \#residential\# \#floor area ratio\# may be increased from 6.5 to a maximum of 12.0 only if for every five square feet of \#floor area\# increase, pursuant to Section 93-31, there is a \#floor area\# increase of six square feet, pursuant to Section 23154, as modified by Section 93-23; and
(b) any \#floor area\# increase above a \#floor area ratio\# of 12.0 shall be only pursuant to Section 23-31.

For \#developments\# or \#enlargements\# on \#qualifying transit improvement sites\#, a \#floor area\# bonus for \#mass transit station\# improvements may be granted by the City Planning Commission pursuant to the provisions of Section 66-51 (Additional Floor Area for Mass Transit Station Improvements). As a pre-condition to applying for such \#floor area\# bonus, the applicant shall demonstrate that a \#floor area ratio\# of no less than 0.1 of the maximum \#floor area ratio\# set forth in Row C of Section 23-22 (Floor Area Regulations in Subdistricts B, C, D, E, and F), has been achieved prior to, or in conjunction with, the application. For the purposes of this paragraph, defined terms additionally include those in Section $\underline{66-11}$ (Definitions).

