



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

94-081 - Plaza bonus

File generated by <https://zr.planning.nyc.gov> on 5/16/2026

94-081 - Plaza bonus

LAST AMENDED

5/12/2021

In Areas A, C, D, E and F, any #development# on a #zoning lot# which provides and maintains a plaza for public use shall be eligible for a #floor area# bonus, in accordance with the following provisions:

- (a) the #development# shall contain a minimum area of 20,000 square feet;
- (b) the plaza shall comply with the following minimum area requirements:
 - (1) in Areas A, C, D and E, the plaza shall be at least 4,000 square feet in one location, with a minimum dimension of 35 feet;
 - (2) in Area F, the plaza shall be at least 5,000 square feet in one location, with a minimum dimension of 50 feet;
- (c) the plaza shall not be located within 30 feet of the Leif Ericson Drive service road;
- (d) the plaza shall comply with the provisions of Section [94-20](#) (DESIGN REQUIREMENTS FOR PLAZAS); and
- (e) the #development# shall be eligible for a #floor area# bonus as follows:
 - (1) in Areas A, C, D, and E, the #floor area# bonus shall be at a rate of 3.5 square feet of #floor area# for every square foot of plaza area;

- (2) in Area F, the #floor area# bonus shall be at a rate of one square foot of #floor area# for every two square feet of plaza area.