Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

94-081 - Plaza bonus

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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.