

## **Zoning Resolution**

THE CITY OF NEW YORK

**CITY PLANNING COMMISSION** 

Eric Adams, Mayor

Daniel R. Garodnick, Chair

## 94-094 - Authorization provisions for transfer of development rights to receiving lots

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## 94-094 - Authorization provisions for transfer of development rights to receiving lots

LAST AMENDED 2/2/2011

The City Planning Commission, on application after public notice and hearing, may authorize the addition of all or any portion of the #development rights# from a #granting lot# to the permitted #floor area# of a #receiving lot#, provided that:

- (a) the maximum #floor area# for any #development# on a #receiving lot# does not exceed the maximum #floor area# permitted by Section <u>94-092</u> (Maximum floor area ratio);
- (b) the #development# shall aid in achieving the general purposes and intent of this Chapter as set forth in Section <u>94-00</u> (GENERAL PURPOSES);
- (c) the design of the #development# shall not impair the character of the surrounding area or its future development;
- (d) the distribution of the #bulk# on the #receiving lot# permits adequate access of light and air to surrounding #streets# and properties;
- (e) the traffic created by the #development# will not create or contribute to serious traffic congestion and will make adequate provisions for unconstrained pedestrian circulation; and
- (f) the requirements set forth in Sections <u>94-093</u> (Transfer of development rights from granting lots), <u>94-12</u> (Recordation) and <u>94-13</u> (Certification) are satisfied.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.