Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

81-212 - Special provisions for transfer of development rights from landmark sites

File generated by https://zr.planning.nyc.gov on 11/14/2026

81-212 - Special provisions for transfer of development rights from landmark sites

LAST AMENDED
12/5/2024

In the #Special Midtown District#, a transfer of development rights from #granting lots# to #receiving lots# within the #surrounding area#, as defined in Section 75-421 (Definitions), shall be permitted in accordance with the provisions of this Section.

(a) For the purposes of applying the term #surrounding area#, as set forth in Section 75-421 (Definitions), the provisions pertaining to #Commercial Districts# where the maximum #floor area ratio# for #commercial uses# is 15.0 shall also apply to #zoning lots# in C6-5.5, C6-6.5 or C6-7T Districts.

(b) Except in the East Midtown Subdistrict and Theater Subdistrict, the transfer of development rights shall be permitted in accordance with the provisions of Section 75-42 (Transfer of Development Rights from Landmarks). However, the provisions of paragraph (a) of Section 75-422 (Certification to transfer development rights from landmarks) shall be subject to the restrictions set forth in the table in Section 81-211 (Maximum floor area ratio for non-residential or mixed buildings) for the development rights (FAR) of a landmark #granting lot#, as defined in Section 75-421, for transfer purposes. Wherever there is an inconsistency between any provision in Section 75-42 and the table in Section 81-211, the table in Section 81-211 shall apply.

(c) Within the East Midtown Subdistrict and Theater Subdistrict, the transfer of development rights may be granted in accordance with the provisions of Section 81-213 (Special provisions for transfer of development rights from landmark sites in certain areas).