Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

117-52 - Queens Plaza Subdistrict Special Bulk Regulations

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117-52 - Queens Plaza Subdistrict Special Bulk Regulations

LAST AMENDED
11/12/2025

The #bulk# regulations of the underlying districts shall apply, except as modified by the provisions this Section, inclusive.

117-522 - Floor area regulations

LAST AMENDED
11/12/2025

The maximum #floor area ratio# permitted for #commercial#, #community facility#, #manufacturing# or #residential uses#, separately or in combination, is specified in the following table:

MAXIMUM FLOOR AREA RATIO FOR ALL USES

Area	Maximum #Floor Area Ratio#
A-1 A-2	12.0 C, M, CF or R
B	8.0 C, M, CF or R

C	5.0 C, M, CF or R

C=Commercial

M=Manufacturing

CF=Community Facility

R=Residential

However, for #qualifying affordable housing# or #qualifying senior housing#, the maximum #residential# #floor area ratio# shall be 9.6 in Area B, and 6.0 in Area C.

117-523 - Floor area bonuses

LAST AMENDED
12/5/2024

Any #floor area# bonus for a #public plaza# or #arcade# permitted under the regulations of the designated #Residence# or M1 District shall not apply in the Queens Plaza Subdistrict.

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). For the purposes of this paragraph, defined terms additionally include those in Section 66-11 (Definitions).

117-524 - Special yard regulations

LAST AMENDED
12/5/2024

The #yard# regulations of the underlying districts shall apply, except as specified in this Section.

(a) #Manufacturing# or #commercial buildings#

The #rear yard# provisions of the designated M1 District shall not apply to #manufacturing# or #commercial buildings# on #through lots#.

(b) #Zoning lots# adjacent to the Sunnyside Yard

On a #zoning lot# sharing a #lot line# with the Sunnyside Yard, no #yards# are required for any #building# within a distance of 100 feet from the shared #lot line#.

(c) For #zoning lots# occupying an entire #block#

No #rear yard# or #rear yard equivalent# shall be required for a #zoning lot# occupying an entire #block#.