



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

74-944 - Modifications in conjunction with a floor area increase

File generated by <https://zr.planning.nyc.gov> on 7/12/2025

74-944 - Modifications in conjunction with a floor area increase

LAST AMENDED

12/5/2024

In Industrial Business Incentive Areas, the City Planning Commission may modify the following in conjunction with an application for a #floor area# increase pursuant to Section [74-943](#) (Permitted floor area increase).

(a) Bulk modifications

(1) Yard regulations

In all Industrial Business Incentive Areas, the #rear yard# regulations set forth in Section [43-20](#) (YARD REGULATIONS), inclusive, shall be modified pursuant to the provisions of paragraph (c) of Section [74-945](#) (Conditions). In addition, the Commission may modify any other #yard# regulations set forth in Section [43-20](#), inclusive.

(2) Height and setback regulations

(i) In Industrial Business Incentive Area 1, the height and setback regulations of Section [43-40](#) (HEIGHT AND SETBACK REGULATIONS), inclusive, shall be modified pursuant to the conditions of paragraph (d) of Section [74-945](#).

(ii) In Industrial Business Incentive Area 2, the Commission may modify the height and setback regulations of Section [43-40](#), inclusive.

(b) Modification for publicly accessible open space

In Industrial Business Incentive Area 1, where a publicly accessible open space is provided pursuant to paragraph (f) of Section [74-945](#), the Commission may modify the provisions of Section [37-70](#) (PUBLIC PLAZAS), inclusive.

(c) Parking and loading modifications

In all Industrial Business Incentive Areas, the Commission may reduce or waive the off-street parking requirements set forth in Section [44-20](#) (REQUIRED ACCESSORY OFF-STREET PARKING SPACES), inclusive, not including bicycle parking, and may also reduce or waive the loading berth requirements as set forth in Section [44-50](#) (OFF-STREET LOADING REGULATIONS), inclusive.