



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

139-213 - Special floor area provisions for transit improvements

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LAST AMENDED

11/23/2021

In **Commercial Districts**, the **floor area ratios** set forth in Section [139-211](#) (Basic floor area regulations) may be increased by up to 20 percent, pursuant to the provisions of Section [139-46](#) (Certification for Transit Improvements). Where the **residential** **floor area ratio** is increased, such additional **floor area** shall be exempt from the requirements of Section [27-131](#) (Mandatory Inclusionary Housing).