



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# **139-213 - Special floor area provisions for transit improvements**

File generated by <https://zr.planning.nyc.gov> on 8/16/2025

---

## 139-213 - Special floor area provisions for transit improvements

---

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).