Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

75-21 - Bulk Modifications in Certain Commercial and Manufacturing Districts

File generated by https://zr.planning.nyc.gov on 11/26/2026

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LAST AMENDED
6/6/2024

For #developments# or #enlargement# of #buildings# in C4, C5, C6, C8, M1, M2, or M3 Districts, as well as M1 Districts paired with #Residence Districts#, the City Planning Commission may authorize modifications to the applicable #bulk# regulations, other than #floor area ratio#, provided that the conditions of paragraph (a) and the findings of paragraph (b) are met.

(a) Conditions

As a condition for the authorization, the proposed #development# or #enlargement# shall:

(1) be allocated exclusively to non-#residential uses#; and

(2) comply with the applicable #bulk# regulations of a C7 District. In order to apply such #bulk# regulations:

(i) where the maximum permitted #floor area ratio# for #commercial# or #manufacturing# #uses#, as applicable, is less than 2.0, the provisions for a C7-1 District shall be applied;

(ii) where the maximum permitted #floor area ratio# for #commercial# or #manufacturing# #uses#, as applicable, is greater than or equal to 2.0 but less than 3.0, the provisions for a C7-2 District shall be applied; and

(iii) in all other instances, one shall determine the particular C7 District with the same maximum permitted #floor area ratio# as that of the highest #floor area ratio# permitted for a #use# in the proposed #development# or #enlargement# pursuant to the district regulations. Where there is no C7 District with the same maximum permitted #floor area ratio#, the C7 District with the closest #floor area ratio# above that of the applicable district shall be selected.

(b) Findings

In order to grant the authorization, the Commission shall find that such #bulk# modifications:

(1) will not be incompatible with or adversely affect the essential character, use or future growth of the surrounding area; and

(2) will not unduly obstruct access of light and air to surrounding #streets# and properties.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.