



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

54-53 - Residential Retrofits

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LAST AMENDED

12/5/2024

Notwithstanding the other provisions of this Chapter, in all districts, for #buildings# where 75 percent or more of the existing floor space is allocated to #residential uses#, an #enlargement#, #extension#, #conversion#, change of #use# or other alteration to such #building# may create a new #non-compliance# or increase the degree of a #non-compliance#, provided that:

- (a) increases to existing #non-compliances#, or the creation of new #non-compliances#, with regard to maximum #residential# #floor area ratio# shall be limited in size to floor space existing with the volume of a #building or other structure# on the #zoning lot#. For #multiple dwelling residences#, such allowance shall be limited to #buildings# existing on December 5, 2024;
- (b) increases to existing #non-compliances# with regard to required #open space#, #yards#, #rear yard equivalents#, or #courts#, as applicable, shall not diminish the area of the existing open area by more than 20 percent and no further encroachment to a #non-complying# #yard# shall be closer to a #lot line# than an existing #building# on the #zoning lot#; and
- (c) increases to existing #non-compliances#, or the creation of new #non-compliances#, with regard to the permitted height and setback of a #building or other structure#, or the height of a permitted obstruction, shall be limited to one #story# or 15 feet, whichever is less.

Allowances for permitted obstructions may be applied to an existing #building#, including as modified pursuant to the provisions of this Section.