



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

111-22 - Bulk Regulations for Area A2

File generated by <https://zr.planning.nyc.gov> on 12/15/2025

111-22 - Bulk Regulations for Area A2

LAST AMENDED

12/5/2024

The underlying regulations applicable to a C6-3 District shall apply to #developments# and #enlargements#, except as set forth herein.

(a) Maximum #floor area ratio#

In no case shall the #floor area ratio# of the #commercial# or #community facility# portion of the #building# be more than 6.0.

For #developments# or #enlargements# on #qualifying transit improvement sites#, a #floor area# bonus for #mass transit station# improvements may be granted by the City Planning Commission pursuant to the provisions of Section [66-51](#) (Additional Floor Area for Mass Transit Station Improvements). For the purposes of this paragraph, defined terms additionally include those in Section [66-11](#) (Definitions). No other #floor area# bonuses shall be permitted in Area A2.

(b) Height and setback regulations

The underlying height and setback regulations applicable to a C6-3A District shall apply.

(c) Curb cuts

Curb cuts shall not be permitted on Greenwich Street, Murray Street and Chambers Street.