



## **Zoning Resolution**

THE CITY OF NEW YORK  
**Bill de Blasio, Mayor**

CITY PLANNING COMMISSION  
**Marisa Lago, Chair**

# **64-31 - Special Floor Area Regulations**

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## **64-31 - Special Floor Area Regulations**

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LAST AMENDED

10/10/2013

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### **64-311 - Entryways in single- and two-family residences**

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LAST AMENDED

10/10/2013

For #single-# and #two-family residences# with enclosed entryways below #flood-resistant construction elevation#, up to 10 square feet of such entryway may be excluded from the definition of #floor area# for each foot of difference between the #lowest occupiable floor# and #curb level#. This area may be excluded from the definition of #floor area# provided it is not greater than the total area of ramps, stairs, lifts and elevators between grade and the first finished floor, plus an initial entry area of no more than 12 square feet.

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### **64-312 - Entryways in all other buildings**

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LAST AMENDED

10/10/2013

For all #buildings# other than #single-# and #two-family residences#, with enclosed publicly accessible entryways below #flood-resistant construction elevation#, up to 100 square feet of such entryways may be excluded from the definition of #floor area# for each foot of difference between the #lowest occupiable floor# and #curb level#. This area may be excluded from the definition of #floor area# provided it is not greater than the total area at each publicly accessible entryway of ramps, stairs, lifts and elevators plus an initial entry area of no more than 100 square feet for each entryway.

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### **64-313 - Mechanical systems in low density districts**

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LAST AMENDED

10/10/2013

Floor space used for #accessory# mechanical equipment in R1-2A, R2A, R2X, R3, R4 or R5 Districts may be excluded from the definition of #floor area# without the limitations provided in the definition of #floor area#, paragraphs (m) and (8) in Section 12-10 (DEFINITIONS).