



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

74-79 - Transfer of Development Rights From Landmark Sites

File generated by <https://zr.planning.nyc.gov> on 2/9/2026

74-79 - Transfer of Development Rights From Landmark Sites

LAST AMENDED

12/5/2024

The City Planning Commission may permit the allowances in paragraph (a) provided that the findings in paragraph (b) are met,

(a) The Commission may permit:

- (1) in *Commercial Districts* or *Manufacturing Districts* where the maximum *floor area ratio* for non-*residential uses* is 15.0 or greater, a transfer of development rights pursuant to Section [75-42](#) (Transfer of Development Rights From Landmarks) that exceeds the maximum *floor area* allowable on such *zoning lot* by more than 30 percent; or
- (2) in all districts, for *developments* or *enlargements*, *bulk* modifications, other than *floor area ratio*, to be made in conjunction with a transfer of development rights pursuant to Section [75-42](#).

(b) In order to grant such special permit, the Commission shall find that:

- (1) the proposed modifications will not unduly obstruct access to light and air to adjoining properties or *streets*; and
- (2) the proposed scale and placement of the *development* or *enlargement* relates harmoniously with the surrounding area.

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