Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

121-31 - Floor Area Exemption for Public Schools

File generated by https://zr.planning.nyc.gov on 10/7/2026

121-31 - Floor Area Exemption for Public Schools

LAST AMENDED
8/14/2025

On #zoning lots# above 20,000 square feet in #lot area#, up to 150,000 square feet of #floor area# within a public #school#, constructed in whole or in part pursuant to agreement with the New York City School Construction Authority and subject to the jurisdiction of the New York City Department of Education, shall be exempt from the definition of #floor area# for the purposes of calculating the permitted #floor area ratio# for #community facility# #uses# and the maximum #floor area ratio# of the #zoning lot#.