



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

33-13 - Floor Area Bonus for a Public Plaza

File generated by <https://zr.planning.nyc.gov> on 6/14/2026

33-13 - Floor Area Bonus for a Public Plaza

LAST AMENDED

12/5/2024

C1-8 C1-9 C2-7 C2-8

(a) #Zoning lots# containing #community facility# #uses#

In the districts indicated, and in other C1 or C2 Districts when mapped within R9 through R12 Districts, for #zoning lots# containing #community facility# #uses#, for each square foot of #public plaza# provided in accordance with Section [37-70](#) (PUBLIC PLAZAS), inclusive, the total #floor area# permitted on that #zoning lot# under the provisions of Section [33-12](#) (Maximum Floor Area Ratio) for a #zoning lot# containing only #community facility# #uses# or both #commercial# and #community facility# #uses#, may be increased by six square feet.

C4-7 C5-2 C5-3 C5-4 C5-5 C6-1 C6-2 C6-3 C6-4 C6-5 C6-6 C6-7 C6-8 C6-9 C6-11 C6-12 C7-5 C7-6 C7-7 C7-8 C7-9

(b) #Zoning lots# containing only #commercial# #uses#

In the districts indicated, for #zoning lots# containing only #commercial# #uses#, for each square foot of #public plaza# provided in accordance with Section [37-70](#), inclusive, the total #floor area# permitted on that #zoning lot# under the provisions of Section [33-12](#) for a #commercial# #use# may be increased as set forth in the following table:

Districts	Permitted Additional Square Feet of #Floor Area# per Square Foot of #Public Plaza#
-----------	--

C5-3 C5-5	10 square feet
-----------	----------------

C6-6 C6-7 C6-9 C6-12

C7-9

C4-7 C5-2 C5-4	6 square feet
----------------	---------------

C6-1A C6-4 C6-5 C6-8 C6-11

C7-7 C7-8

C6-1 C6-2 C6-3	4 square feet
----------------	---------------

C7-5 C7-6

C4-6 C4-7 C4-8 C4-9 C4-11 C4-12 C5-1 C5-2 C5-3 C5-4 C5-5 C6-1 C6-2 C6-3 C6-4 C6-5 C6-6 C6-7 C6-8 C6-9 C6-11 C6-12 C7-5 C7-6 C7-7 C7-8 C7-9

(c) #Zoning lots# containing #community facility# #uses# or both #commercial# and #community facility# #uses#

In the districts indicated, for #zoning lots# containing only #community facility# #uses# or both #commercial# and #community facility# #uses#, for each square foot of #public plaza#

provided in accordance with Section [37-70](#), inclusive, the total #floor area# permitted on that #zoning lot# under the provisions of Section [33-12](#) may be increased as set forth in the following table:

Districts	Permitted Additional Square Feet of #Floor Area# per Square Foot of #Public Plaza#
C4-12	10 square feet
C5-3 C5-5	
C6-6 C6-7 C6-9 C6-12	
C7-9	
C4-6 C4-7 C4-9 C4-11	6 square feet
C5-1 C5-2 C5-4 C6-3	
C6-4 C6-5 C6-8 C6-11	
C7-7 C7-8	
C4-8	4 square feet
C6-1 C6-2	
C7-5 C7-6	