



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

89-12 - Special Floor Area Regulations Within Areas B2 and B3

File generated by <https://zr.planning.nyc.gov> on 4/15/2026

89-12 - Special Floor Area Regulations Within Areas B2 and B3

LAST AMENDED

12/5/2024

Within Areas B2 and B3 on the maps in the Appendix to this Chapter, where a special permit by the City Planning Commission on a #receiving site# is sought pursuant to Section [89-21](#) (Transfer of Floor Area From Hudson River Park), and the #bulk# regulations of the underlying C6-4X District apply pursuant to the provisions of Section [89-11](#) (Use and Bulk Regulations on Receiving Sites), the #floor area ratio# for #qualifying affordable housing# shall be 10.0 within a #Mandatory Inclusionary Housing area#, and such maximum #floor area ratio# may be increased to a maximum of 12.0 only as set forth in Section [89-21](#).