



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

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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.