



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

78-02 - Definitions

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LAST AMENDED

2/2/2011

Words in *italics* are defined in Section [12-10](#) or, if applicable exclusively to this Chapter, in this Section.

Floor area

For the purposes of this Chapter, in R3, R4 or R5 Districts, *#floor area#* shall be as defined in Section [12-10](#), except that:

- (a) *#floor area#* shall not include up to 200 square feet of floor space located in any *#story#* used for required *#accessory#* off-street parking spaces within individual garages; and
- (b) within the definition of *#floor area#* in Section [12-10](#), listed under “*#floor area# includes,*” paragraph (i)(3) shall not apply, and listed under “*#floor area# of a #building# shall not include,*” paragraph (6)(ii), shall not apply.