



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

78-33 - Bonus for Common Open Space

File generated by <https://zr.planning.nyc.gov> on 6/19/2026

78-33 - Bonus for Common Open Space

LAST AMENDED

2/2/2011

In R3-1 Districts, including #Commercial Districts# mapped within such #Residence Districts#, for any #large-scale residential development#, the City Planning Commission, by special permit, may allow the #open space ratio# otherwise required for such #large-scale residential development# as a whole to be reduced by not more than 20 percent, may allow the maximum number of #dwelling units# to be increased by not more than 10 percent and may allow the maximum #residential# #floor area ratio# to be increased by not more than 15 percent, provided that:

- (a) at least one acre or 20 percent of the total #open space#, whichever is more, is provided in common areas meeting the requirements of Section [78-52](#) (Common Open Space) and not used for off-street parking;
- (b) the #large-scale residential development# qualifies for a bonus in accordance with the provisions of Section [78-32](#); and
- (c) the Commission makes the findings required in Section [78-32](#) and in paragraph (e) of Section [78-313](#) (Findings).

Such authorizations shall be instead of, rather than in addition to, those which would be allowable under the provisions of Section [78-32](#).