



## **Zoning Resolution**

**THE CITY OF NEW YORK**  
**Zohran K. Mamdani, Mayor**

**CITY PLANNING COMMISSION**  
**Sideya Sherman, Chair**

# **91-24 - Special Permit Bonuses for Increased Floor Area**

File generated by <https://zr.planning.nyc.gov> on 5/7/2026

---

## 91-24 - Special Permit Bonuses for Increased Floor Area

---

LAST AMENDED

12/5/2024

Within the #Special Lower Manhattan District#, the City Planning Commission may grant the following special permits for increased #floor area# in accordance with the provisions of this Section.

---

## 91-241 - Special permit for covered pedestrian space

---

LAST AMENDED

12/5/2024

In C5-3, C5-5, C6-4 and C6-9 Districts within the #Special Lower Manhattan District#, except within the South Street Seaport Subdistrict, the City Planning Commission may grant, by special permit, a #floor area# bonus for a #commercial#, #community facility# or #mixed building# that provides #covered pedestrian space# on a #zoning lot#, in accordance with the provisions of Section [74-85](#) (Covered Pedestrian Space).

The total additional #floor area# permitted on the #zoning lot# shall not exceed the maximum amount permitted in the underlying district by the provisions of Sections [91-21](#) (Maximum Floor Area Ratio) and [91-22](#) (Floor Area Increase Regulations).