Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

87-20 - SPECIAL FLOOR AREA REGULATIONS

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87-20 - SPECIAL FLOOR AREA REGULATIONS

LAST AMENDED
12/11/2017

The applicable #floor area# regulations of the underlying districts and of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area), or of Article XII, Chapter 3 (Special Mixed Use District), are modified by the provisions of this Section, inclusive.

87-21 - Floor Area Regulations in the Core Subdistrict

LAST AMENDED
12/11/2017

The provisions of this Section, inclusive, shall apply to #developments# and #enlargements# within the Core Subdistrict, as shown on Map 1 in the Appendix to this Chapter.

87-211 - Special floor area regulations

LAST AMENDED
12/5/2024

The maximum #floor area ratio# for #zoning lots# containing only standard #residences#, or such #residential uses# with #community facility# or #commercial# #uses#, shall be 3.33. The maximum #floor area ratio# for #zoning lots# containing #qualifying affordable housing# or #qualifying senior housing# shall be 4.0.

87-212 - Special floor area requirement for certain commercial uses

LAST AMENDED
6/6/2024

For each square foot of #commercial# #floor area# in a #building# occupied by #uses# listed under Use Groups VI or VIII an equal or greater amount of permitted #residential#, #community facility# or other permitted #commercial# #floor area# shall be provided.

However, the City Planning Commission may authorize a modification or waiver of this provision upon finding that such #building# includes:

(a) a superior site plan that enables safe and efficient pedestrian connectivity to and between establishments and publicly accessible areas;

(b) a superior parking and circulation plan that reduces conflicts between pedestrian and vehicular traffic, minimizes open parking lots and limits conflicts between curb cuts;

(c) a design that enhances and is integrated with publicly accessible areas including provision of a public entrance fronting on a #waterfront public access area#;

(d) a variety of retail establishments; and

(e) #uses# that do not unduly affect the #residential uses# in the nearby area or conflict with future land use and development of adjacent areas.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects of any such #uses# on publicly accessible areas.

87-22 - Floor Area Regulations in the North Subdistrict

LAST AMENDED
12/11/2017

Within the North Subdistrict, as shown on Map 1 in the Appendix to this Chapter, for all permitted #uses#, the #floor area# provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) shall apply. However, in no event shall the maximum #floor area ratio# for any #zoning lot# exceed 4.6.