Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

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

File generated by https://zr.planning.nyc.gov on 11/23/2026

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.