



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

96-22 - Special Regulations for Eighth Avenue Perimeter Area

File generated by <https://zr.planning.nyc.gov> on 4/13/2026

96-22 - Special Regulations for Eighth Avenue Perimeter Area

LAST AMENDED

12/5/2024

Within the Eighth Avenue Perimeter Area, the following provisions shall apply:

- (a) For #qualifying transit improvement sites#, or portions thereof, located in an area bounded by a line 150 feet west of Eighth Avenue, West 56th Street, Eighth Avenue and West 45th Street, excluding such area between West 49th and West 50th Streets, a #floor area# bonus for #mass transit station# improvements may be granted by the City Planning Commission pursuant to the provisions of Section [66-51](#) (Additional Floor Area for Mass Transit Station Improvements). For the purposes of this paragraph, defined terms additionally include those in Section [66-11](#) (Definitions).

- (b) All #developments# or #enlargements# located in an area bounded by a line 150 feet west of Eighth Avenue, West 45th Street, Eighth Avenue and West 42nd Street shall comply with special regulations set forth in Article VIII, Chapter 1 (Special Midtown District), including Sections [81-21](#) (Floor Area Ratio Regulations) and [81-70](#) (SPECIAL REGULATIONS FOR THEATER SUBDISTRICT).