



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

96-80 - EXCLUDED AREAS

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96-80 - EXCLUDED AREAS

LAST AMENDED

6/6/2024

Except as provided in this Section, the regulations set forth in this Chapter shall not apply to the following areas:

- (a) parcels within the blocks bounded by West 50th Street, Tenth Avenue, West 56th Street and Eleventh Avenue, provided that in this area the provisions of Sections [96-40](#) (MODIFICATION OF GENERAL LARGE-SCALE DEVELOPMENT PROVISIONS), [96-51](#) (Mandatory Tree Planting Provisions) and [96-82](#) (C6-3X Districts) shall apply.

In addition, for parcels in C6-3X Districts, bounded by West 53rd Street, Tenth Avenue, West 54th Street and Eleventh Avenue, the following shall be permitted #uses# below the level of any floor occupied by #dwelling units#:

- (1) automobile dealers listed under Use Group VI with preparation of automobiles for delivery;
- (2) automotive repair and maintenance listed under Use Group VI; and
- (3) riding academies or stables listed under Use Group VIII.

For a #building# that, at the time of approval by the Department of Buildings, included space designed for stable use for riding academies or stables with a ceiling height in excess of 23 feet, as measured from the #base plane#, then any floor space occupied by #accessory# parking located on the floor immediately above shall be exempted from the definition of #floor area#.

- (b) the block bounded by West 49th Street, Eighth Avenue, West 50th Street and Ninth Avenue which was the site of the former Madison Square Garden;
- (c) property bounded by West 45th Street, the easterly right-of-way of the Amtrak Empire Line, West 44th Street and Eleventh Avenue, provided that in this area the provisions of Section [96-81](#) (R10 Districts) shall apply;
- (d) the block bounded by West 42nd Street, Ninth Avenue, West 43rd Street and Tenth Avenue; or
- (e) property bounded by West 56th Street, Ninth Avenue, West 57th Street and a line 200 feet west of Eighth Avenue.

96-81 - R10 Districts

LAST AMENDED

5/14/2014

R10 Districts in Excluded Areas shall be #Inclusionary Housing designated areas# pursuant to Section [12-10](#) (DEFINITIONS) for the purpose of making the Inclusionary Housing Program regulations of Section [23-90](#), inclusive, applicable as modified within the Special District.

96-82 - C6-3X Districts

LAST AMENDED

6/14/2011

- (a) Inclusionary Housing Program

C6-3X Districts in Excluded Areas shall be #Inclusionary Housing designated areas# pursuant to Section [12-10](#) (DEFINITIONS) for the purpose of making the Inclusionary Housing Program regulations of Section [23-90](#), inclusive, applicable as modified within the Special District.

(b) Maximum #floor area ratio#

Within such #Inclusionary Housing designated areas#, the maximum #floor area ratio# for any #zoning lot# containing a #residential use# shall not exceed the base #floor area ratio# of 6.75, except that such base #floor area ratio# may be increased to the maximum #floor area ratio# of 9.0, through the provision of #affordable housing#, pursuant to the provisions relating to #Inclusionary Housing designated areas# in Section [23-90](#).