



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

82-32 - Special Provisions for Increases in Floor Area

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LAST AMENDED

10/7/2021

No #floor area# bonuses shall be permitted within the #Special Lincoln Square District# except as provided in this Section. The following #floor area# increases may be used separately or in combination.

(a) #Floor area# increase for Inclusionary Housing

For any #development# to which the provisions of Section [23-90](#) (INCLUSIONARY HOUSING) are applicable, the maximum permitted #residential# #floor area ratio# may be increased by a maximum of 20 percent under the terms and conditions set forth in Section [23-90](#).

(b) #Floor area# bonus for public amenities

For #developments# or #enlargements# on #qualifying transit improvement sites#, 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).