



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# 94-01 - Definitions

File generated by <https://zr.planning.nyc.gov> on 8/17/2025

---

## 94-01 - Definitions

---

LAST AMENDED

2/2/2011

### Development

For the purposes of this Chapter, a "development" includes #development#, as defined in Section [12-10](#), or an #enlargement#.

### Development rights

For the purposes of this Chapter, the "development rights" of a #granting lot# shall consist of the unused bonus #floor area# allowed by Section [94-08](#) (Special Floor Area Bonus Provisions). Any unused bonus #floor area# transferred from a #granting lot# may be used on a #receiving lot# either for #residential# or #commercial# #uses# as set forth in Section [94-094](#) (Authorization provisions for transfer of development rights to receiving lots).

### Granting lot

For the purposes of this Chapter, a "granting lot" is a #zoning lot#, with a minimum area of 20,000 square feet, which is located in Areas A, C, D or E, as indicated in Appendix A (District Map), and is #developed# pursuant to Sections [94-07](#) (Mandatory Provisions) and [94-08](#) (Special Floor Area Bonus Provisions).

### Person

For the purposes of this Chapter, a "person" is an individual, corporation (whether incorporated for business, public benefit, or non-profit purposes or otherwise), partnership, trust, firm, organization, other association or any combination thereof.

### Receiving lot

For the purposes of this Chapter, a "receiving lot" is a #zoning lot#, with a minimum area of 20,000 square feet, which is located in Areas A, C, E or F, as indicated in Appendix A (District Map), and on which #development rights# are transferred from a #granting lot# pursuant to Section [94-094](#).