



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

81-212 - Special provisions for transfer of development rights from landmark sites

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LAST AMENDED

12/5/2024

In the #Special Midtown District#, the transfer of development rights from landmarks shall be permitted as follows:

- (a) Except in the East Midtown Subdistrict and Theater Subdistrict, the provisions of Section [75-42](#) (Transfer of Development Rights from Landmarks) shall apply subject to the following modifications:
 - (1) For the purposes of the provisions of Section [75-42](#), the provisions pertaining to #Commercial Districts# where the maximum #floor area ratio# for #commercial uses# is 15.0 in the meaning of the term #surrounding area#, as defined in Section [75-421](#) (Definitions), shall also apply to #zoning lots# in C6-5.5, C6-6.5 or C6-7T District;
 - (2) The provisions of paragraph (a) of Section [75-422](#) (Certification to transfer development rights from landmarks) as applied in the #Special Midtown District# shall be subject to the restrictions set forth in the table in Section [81-211](#) (Maximum floor area ratio for non-residential or mixed buildings) for the development rights (FAR) of a landmark #granting lot#, as defined in Section [75-421](#), for transfer purposes. Wherever there is an inconsistency between any provision in Section [75-42](#) and the table in Section [81-211](#), the table in Section [81-211](#) shall apply.
- (b) Within the East Midtown Subdistrict and Theater Subdistrict, the provisions of Section [81-213](#) (Special provisions for transfer of development rights from landmark sites in certain areas) shall apply.