



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

81-65 - Special Floor Area Provisions for All Non-qualifying Sites

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81-65 - Special Floor Area Provisions for All Non-qualifying Sites

LAST AMENDED

12/5/2024

For non-residential buildings or mixed buildings on non-qualifying sites in the East Midtown Subdistrict, the basic maximum floor area ratios of the underlying districts shall apply as set forth in this Section. Such basic maximum floor area ratio on any zoning lot may be increased by bonuses or other floor area allowances only in accordance with the provisions of this Chapter, and the maximum floor area ratio with such additional floor area allowances shall in no event exceed the amount set forth for each underlying district in the following table:

	Grand Central Core Area	
	C5-3	C5-2.5
Means for achieving permitted FAR on a zoning lot for all other sites	C6-6	C6-4.5
A. Basic Maximum FAR	15	12

B. Additional FAR for provision of a #public plaza# (Section 81-651)	--	--
C. Total as-of-right FAR	15	12
D. Additional FAR for #mass transit station# improvements (Section 81-652)	3	2.4
E. Maximum FAR of a #granting lot# for transfer purposes (Sections 81-213 and 81-653)	15	12
F. Maximum amount of transferable development rights from a #granting lot# that may be utilized on a #receiving lot# within the #surrounding area# (Sections 81-213 and 81-653)	No limit	2.4
G. Maximum FAR permitted on a #receiving lot# within the #surrounding area#	No limit	14.4

81-651 - Floor area bonus for public plazas

LAST AMENDED

8/9/2017

For #non-qualifying sites# in subareas outside the Grand Central Core Area, as shown on Map 2 (East Midtown Subdistrict and Subareas) in Appendix A of this Chapter, the basic maximum #floor area ratio# permitted on such #zoning lots# shall be increased, up to the amount specified in Row B of the table in Section [81-65](#) (Special Floor Area Provisions for All Non-qualifying Sites), where a #public plaza# is provided in accordance with the provisions of Section [81-23](#) (Floor Area Bonus for Public Plazas).

81-652 - Floor area bonus for mass transit station improvements

LAST AMENDED

10/7/2021

For #developments# or #enlargements# on #non-qualifying sites# that are #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).

81-653 - Special permit for transfer of development rights from landmarks to non-qualifying sites

LAST AMENDED

For #non-qualifying sites#, the City Planning Commission may permit the transfer of development rights from a #granting lot# to a #receiving lot# within the #surrounding area#, pursuant to the provisions of Section [81-213](#) (Special provisions for transfer of development rights from landmark sites in certain areas), provided that:

- (a) the maximum amount of #floor area# that may be transferred from a #granting lot# shall be the applicable basic maximum #floor area# set forth in Section [81-65](#) (Special Floor Area Provisions for All Non-qualifying Sites), less the total #floor area# of all existing #buildings# on the landmark #zoning lot#, and any previously transferred #floor area#. In no event shall a #granting lot# transfer any previously granted bonus #floor area# received for subway station improvements, #publicly accessible open areas# or the provision of district improvements pursuant to the provisions of this Chapter, or any preceding regulations;
- (b) for each #receiving lot#, the increased #floor area# allowed by the transfer of development rights pursuant to this Section shall not exceed the amount resulting in the maximum #floor area ratio# set forth in Row F of the table in Section [81-65](#); and
- (c) each transfer, once completed, shall irrevocably reduce the amount of #floor area# that may be #developed# or #enlarged# on the #granting lot# by the amount of #floor area# transferred.