Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, 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	
Means for achieving permitted FAR on a #zoning lot# for all other sites	C5-3 C6-6	C5-2.5 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
12/5/2024

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.