

Zoning Resolution

THE CITY OF NEW YORK

CITY PLANNING COMMISSION

Eric Adams, Mayor

Daniel R. Garodnick, Chair

81-65 - Special Floor Area Provisions for All Nonqualifying Sites

File generated by https://zr.planning.nyc.gov on 12/2/2025

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		Any Other Area	
	C5-3	C5-2.5	C5-3	C5-2.5
Means for achieving permitted FAR on a #zoning lot# for all other sites	C6-6	C6-4.5	C6-6	C6-4.5
A. Basic Maximum FAR	15	12	15	12
B. Additional FAR for provision of a #public plaza# (Section <u>81-651</u>)			1	1
C. Total as-of-right FAR	15	12	16	13
D. Additional FAR for #mass transit station# improvements (Section <u>81-652</u>)	3	2.4	3	2.4
E. Maximum FAR of a #granting lot# for transfer purposes (Sections <u>81-213</u> and <u>81-653</u>)	15	12	16	13
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	No limit	2.4
G. Maximum FAR permitted on a #receiving lot# within the #surrounding area#	No limit	14.4	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 <u>81-65</u> (Special Floor Area Provisions for All Non-qualifying Sites), where a #public plaza# is provided in accordance with the provisions of Section <u>81-23</u> (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.				