

Zoning Resolution

THE CITY OF NEW YORK

CITY PLANNING COMMISSION

Eric Adams, Mayor

Daniel R. Garodnick, Chair

74-944 - Modifications in conjunction with a floor area increase

File generated by https://zr.planning.nyc.gov on 10/27/2025

74-944 - Modifications in conjunction with a floor area increase

LAST AMENDED 12/5/2024

In Industrial Business Incentive Areas, the City Planning Commission may modify the following in conjunction with an application for a #floor area# increase pursuant to Section 74-943 (Permitted floor area increase).

(a) Bulk modifications

(1) Yard regulations

In all Industrial Business Incentive Areas, the #rear yard# regulations set forth in Section <u>43-20</u> (YARD REGULATIONS), inclusive, shall be modified pursuant to the provisions of paragraph (c) of Section <u>74-945</u> (Conditions). In addition, the Commission may modify any other #yard# regulations set forth in Section <u>43-20</u>, inclusive.

- (2) Height and setback regulations
 - (i) In Industrial Business Incentive Area 1, the height and setback regulations of Section <u>43-40</u> (HEIGHT AND SETBACK REGULATIONS), inclusive, shall be modified pursuant to the conditions of paragraph (d) of Section <u>74-945</u>.
 - (ii) In Industrial Business Incentive Area 2, the Commission may modify the height and setback regulations of Section 43-40, inclusive.
- (b) Modification for publicly accessible open space

In Industrial Business Incentive Area 1, where a publicly accessible open space is provided pursuant to paragraph (f) of Section 74-945, the Commission may modify the provisions of Section 37-70 (PUBLIC PLAZAS), inclusive.

(c) Parking and loading modifications

In all Industrial Business Incentive Areas, the Commission may reduce or waive the off-street parking requirements set forth in Section 44-20 (REQUIRED ACCESSORY OFF-STREET PARKING SPACES), inclusive, not including bicycle parking, and may also reduce or waive the loading berth requirements as set forth in Section 44-50 (OFF-STREET LOADING REGULATIONS), inclusive.