



## **Zoning Resolution**

**THE CITY OF NEW YORK**  
**Zohran K. Mamdani, Mayor**

**CITY PLANNING COMMISSION**  
**Sideya Sherman, Chair**

# **139-213 - Special floor area provisions for transit improvements**

File generated by <https://zr.planning.nyc.gov> on 4/2/2026

---

## 139-213 - Special floor area provisions for transit improvements

---

LAST AMENDED

11/23/2021

In **Commercial Districts**, the **floor area ratios** set forth in Section [139-211](#) (Basic floor area regulations) may be increased by up to 20 percent, pursuant to the provisions of Section [139-46](#) (Certification for Transit Improvements). Where the **residential floor area ratio** is increased, such additional **floor area** shall be exempt from the requirements of Section [27-131](#) (Mandatory Inclusionary Housing).