Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

117-365 - Requirements for supplemental open spaces and amenities

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LAST AMENDED
11/12/2025

For all #zoning lots# utilizing bonus #floor area# set forth in Section 117-322 (Floor area bonus for active recreation space), the supplemental open area provisions of paragraph (a) of this Section and the supplemental amenities of paragraph (b) of this Section shall be met.

(a) Supplemental open area

Any publicly accessible supplemental open area shall be consistent in size with the open area created pursuant to the provisions of Section 117-322, but in no event shall such open area have a size of less than 4,000 square feet. Such open area shall be in addition to any area allocated to a #waterfront public access area#, as applicable, and shall connect directly to either #waterfront public access areas# or adjoining #streets#. Supplemental open areas shall be subject to the design requirements for #supplemental public access areas# set forth in Section 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS), inclusive, as such provisions are modified by the provisions of Section 117-364 (Special design standards), inclusive. All amenities provided in supplemental open areas shall either match or shall be comparable with amenities in a #waterfront public access area# on the same #zoning lot# with regard to quality, materials, finishes and form. In addition, supplemental open areas shall be subject to the maintenance and operation requirements of Section 62-70, inclusive, and the review procedures of Section 62-80, inclusive.

(b) Supplemental amenities

Supplemental amenities, in the form of #active recreation space# or public restrooms, shall be

provided in accordance with the following regulations with regards to the minimum points required for the size of supplemental open area. Such amenities may be provided either in the supplemental open area or in #waterfront public access areas# on the same #zoning lot#. No amenity included pursuant to this Section may count towards meeting a requirement of a #waterfront public access area#.

(1) Minimum points required

The minimum required amount of points on a #zoning lot# shall be equivalent to one point per every additional 2,000 square feet of supplemental open space, except that the maximum points of amenity for any #zoning lot# need not exceed ten. Fractions equal to or greater than one-half resulting from this calculation shall be considered to be one point.

(2) Calculating points for amenities

For every 1,000 square feet of #active recreation space# provided, one point shall be generated. However, where such #active recreation space# involves open and flexible areas with no permanent infrastructure or equipment, one point shall be generated for every 2,000 square feet of amenity.

The area allocated to the #active recreation space# shall include those areas bounded by the physical equipment associated with such space, as applicable, as well as the additional space around the equipment for access, circulation and buffering. Where an amenity involves water access, the area may include areas associated with the amenity both upland of and seaward of the shoreline, as applicable and, where watercraft launches are provided, may include temporary storage facilities.

No more than two points shall be permitted for multiple courts, leisure games or other facilities allocated to the same type of active recreation. For example, no more than two points may be generated by ping pong courts; however, further points may be generated from other types of courts such as volleyball courts.

For every 200 square feet of public restroom, one point shall be generated and the maximum points permitted for public restrooms shall not exceed four.

(3) Additional requirements for large #zoning lots#

Where the size of a supplemental open area exceeds 5,000 square feet, a singular #active recreation space# equivalent to at least two points shall be provided. Where a supplemental open area exceeds 10,000 square feet, either a singular amenity equivalent to at least three points shall be provided, or two amenities each equivalent to at least two points shall be provided.