Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

81-54 - Floor Area Bonus in the Penn Center Subdistrict

File generated by https://zr.planning.nyc.gov on 11/16/2026

81-54 - Floor Area Bonus in the Penn Center Subdistrict

LAST AMENDED
10/31/2001

81-541 - Mass transit station improvements

LAST AMENDED
10/7/2021

For #developments# or #enlargements# on #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).

For the purposes of this Section, improvements to any #mass transit station# on a #qualifying transit improvement site# located wholly or partially within the Subdistrict qualifies for bonus #floor area# in accordance with the provisions of Section 66-51, as modified herein. For a #qualifying transit improvement site# located partially within the Subdistrict, such bonus #floor area# may be located anywhere on such #qualifying transit improvement site#. In addition, if a #mass transit station# improvement has been constructed in accordance with an approved authorization or special permit and has received a Notice of Substantial Completion in accordance with the provisions of Section 66-51, the bonus #floor area# may be retained at the full amount granted by the authorization or special permit and may be utilized elsewhere on the #qualifying transit improvement site# subject to any applicable review and approval process for such #development# or #enlargement#.

81-542 - Retention of floor area bonus for plazas or other public spaces

LAST AMENDED10/17/2007

For the #zoning lot# bounded by West 34th Street, Seventh Avenue, West 33rd Street and Eighth Avenue, which contains at least 7,000 square feet of existing #publicly accessible open areas# or other bonused public amenity in the Penn Center Subdistrict, the maximum allowed #floor area# bonus for all existing #publicly accessible open areas# or other public amenities on the #zoning lot# may be retained at the amount allowed prior to October 31, 2001, subject to all other provisions of this Resolution, notwithstanding inclusion of such #zoning lot# within the #Special Midtown District#.