



## **Zoning Resolution**

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

**CITY PLANNING COMMISSION**  
**Daniel R. Garodnick, Chair**

# **43-13 - Floor Area in Manufacturing Districts With an A Suffix**

File generated by <https://zr.planning.nyc.gov> on 2/24/2026

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## 43-13 - Floor Area in Manufacturing Districts With an A Suffix

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LAST AMENDED

6/6/2024

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### 43-131 - Definitions

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LAST AMENDED

6/6/2024

Definitions specifically applicable to this Chapter are set forth in this Section. The definitions of other defined terms are set forth in Section [12-10 \(DEFINITIONS\)](#), except where explicitly stated otherwise in individual provisions in this Chapter.

#### Qualifying uses

“Qualifying uses” shall include certain #commercial# and #manufacturing uses# eligible for higher permitted #floor area ratio# in M2 and M3 Districts with an A suffix.

In M2 Districts with an A suffix such #uses# shall include #referenced commercial and manufacturing uses#.

In M3 Districts with an A suffix, such #uses# shall include #qualifying uses# in M2 Districts with an A suffix, as well as the following;

From Use Group IV

All #uses# listed under Use Group IV(B) and IV(C)

From Use Group IX

All #uses# listed under Use Group IX, other than #self-service storage facilities#.

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#### **43-132 - Floor area regulations in M1 Districts with an A suffix**

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LAST AMENDED

6/6/2024

In M1 Districts with an A suffix, the maximum #floor area ratio# for all permitted #uses# shall be as set forth in the following table.

| <b>District</b> | <b>Maximum Permitted #Floor Area Ratio#</b> |
|-----------------|---|
| M1-1A           | 2.00  |
| M1-2A           | 3.00  |
| M1-3A           | 4.00  |
| M1-4A           | 5.00  |
| M1-5A           | 6.50  |
| M1-6A           | 8.00  |
| M1-7A           | 10.00                                       |
| M1-8A           | 12.00                                       |
| M1-9A           | 15.00                                       |

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#### **43-133 - Floor area regulations in M2 or M3 Districts with an A suffix**

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LAST AMENDED

6/6/2024

In M2 and M3 Districts with an A suffix, the maximum #floor area ratio# for #qualifying uses#, and for all other all permitted #uses# shall be as set forth in the respective columns of the following tables.

| <b>Districts</b> | <b>Maximum permitted #floor area ratio# for #qualifying uses#</b> | <b>Maximum permitted #floor area ratio# for other #uses#</b> |
|------------------|---|--|
| M2-1A            | 2.00  | 1.00   |
| M2-2A            | 3.00  | 2.00   |
| M2-3A            | 4.00  | 3.00   |
| M2-4A            | 5.00  | 4.00   |

On a #zoning lot# greater than or equal to 5,000 square feet in #lot area#, where the #floor area ratio# exceeds that permitted for other #uses#, at least 50 percent of the #floor area# on the ground floor level shall be allocated to #qualifying uses# and provided with access to any required #accessory# off-street loading berths. The ground floor level shall refer to a #building's# lowest #story# where the level of the finished floor is located within five feet of the adjoining sidewalk.

| <b>Districts</b> | <b>Maximum permitted #floor area ratio# for #qualifying uses#</b> | <b>Maximum permitted #floor area ratio# for other #uses#</b> |
|------------------|---|--|
| M3-1A            | 2.00  | 1.00 or 10,000 square feet of #floor area, whichever is less |
| M3-2A            | 3.00  | 1.00 or 10,000 square feet of #floor area, whichever is less |