



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

52-56 - Multiple Dwellings in M1-1D Through M1-5D Districts

File generated by <https://zr.planning.nyc.gov> on 2/8/2026

52-56 - Multiple Dwellings in M1-1D Through M1-5D Districts

LAST AMENDED

12/5/2024

In the case of damage or destruction of less than 75 percent of the total *#floor area#* of a *#non-conforming#* *#building#* containing three or more *#dwelling units#* in an M1-1D, M1-2D, M1-3D, M1-4D or M1-5D District, such *#building#* may be repaired or reconstructed, and its *#residential use#* continued, subject to the following regulations:

- (a) there shall be no increase in the number of *#dwelling units#* in the *#building#* beyond the lawful number in existence prior to such damage and destruction; and
- (b) there shall be no increase to the pre-existing amount of *#floor area#* except as expressly provided in Section [52-46](#) (Conforming and Non-conforming Residential Uses in M1-1D Through M1-5D Districts).

#Enlargements# in excess of those permitted, pursuant to paragraph (b) of this Section, may be permitted by authorization of the City Planning Commission pursuant to the regulations of Section [42-311](#) (Residential uses in M1-1D through M1-5D Districts).