



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

74-943 - Permitted floor area increase

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LAST AMENDED

12/5/2024

In Industrial Business Incentive Areas, the City Planning Commission may increase the maximum #floor area ratio# on a #zoning lot# in accordance with the Table in this Section.

For #developments# or #enlargements# in the district indicated in Column A, for each square foot of #required industrial uses#, the base maximum #floor area ratio# on a #zoning lot#, set forth in Column B may be increased by 3.5 square feet up to the maximum #floor area ratio# for all #uses# on the #zoning lot# as set forth in Column E, provided that such increase in #floor area# is occupied by #required industrial uses# and #incentive uses# up to the maximum #floor area ratio# set forth in Column C (Maximum Additional #Floor Area Ratio# for #Required Industrial Uses#), and Column D (Maximum Additional #Floor Area Ratio# for #Incentive Uses#), respectively. In no event shall such #development# or #enlargement# include a #transient hotel#.

FLOOR AREA INCREASE PERMITTED

IN INDUSTRIAL BUSINESS INCENTIVE AREAS

| A | B | C | D | E |
|----------|---------------------------------|--|--|---|
| District | Base Maximum #Floor Area Ratio# | Maximum Additional #Floor Area Ratio# for #Required Industrial Uses# | Maximum Additional #Floor Area Ratio# for #Incentive Uses# | Maximum #Floor Area Ratio# for All #Uses# |

| | | | | |
|------|-----|-----|-----|-----|
| M1-2 | 2.0 | 0.8 | 2.0 | 4.8 |
| M1-4 | 2.0 | 1.3 | 3.2 | 6.5 |

Applications for such #floor area# increases are eligible for modifications set forth in Section [74-944](#) (Modifications in conjunction with a floor area increase), and are subject to the conditions set forth in Section [74-945](#) and findings set forth in Section 74-946.