Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

117-63 - Special Bulk Regulations in the Designated Districts

File generated by https://zr.planning.nyc.gov on 10/30/2026

117-63 - Special Bulk Regulations in the Designated Districts

LAST AMENDED
12/5/2024

Maximum #floor area ratio# and #street wall# provisions in the designated districts are modified as set forth in Sections 117-631 and 117-632, respectively.

117-631 - Floor area ratio modifications

LAST AMENDED
12/5/2024

(a) Floor space used for #accessory# off-street parking spaces

In the Dutch Kills Subdistrict, the #floor area# of a #building# shall not include floor space used for #accessory# off-street parking spaces provided in any #story# located not more than 33 feet above #curb level#, in any #building#, except where such floor space used for #accessory# parking is contained within a #public parking garage#.

(b) Maximum #floor area ratio# for #residential uses#

In M1 Districts paired with R5B Districts, the regulations for #qualifying residential sites# shall not apply, and the maximum #residential# #floor area ratio# shall be 1.65.

(c) Maximum #floor area ratio# for certain #commercial# and #manufacturing uses#

In M1-2 designated districts, the maximum #floor area ratio# shall be increased to 3.0 when paired with an R5B or R5D District and 4.0 when paired with an R6A District, provided that such additional #floor area# is limited to #referenced commercial and manufacturing uses#.

(d) Maximum #floor area# in #mixed use buildings#

In M1 Districts paired with R5B or R5D districts, the regulations for #qualifying residential sites# shall not apply to #mixed use buildings#.

117-632 - Street wall location

LAST AMENDED
12/5/2024

In the Dutch Kills Subdistrict, the #street wall# location provisions of paragraph (a) of Section 23-431 shall apply.