



## **Zoning Resolution**

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

**CITY PLANNING COMMISSION**  
**Sideya Sherman, Chair**

# **127-21 - Special Floor Area Regulations**

File generated by <https://zr.planning.nyc.gov> on 4/17/2026

---

## 127-21 - Special Floor Area Regulations

---

LAST AMENDED

12/5/2024

The #floor area# provisions of Section [62-32](#) (Floor Area Regulations on Waterfront Blocks) and applicable regulations shall apply except as modified in this Section, inclusive.

(a) Floor space for accessory off-street parking

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 the height of the #base plane#.

(b) Special floor area regulations for mixed use districts

For M1 Districts paired with a #Residence District#, located inside a #Mandatory Inclusionary Housing area#, the maximum #floor area ratio# shall be 4.8 for #community facility# #uses#, 3.0 for #commercial# #uses# and 3.0 for #manufacturing# #uses#.