Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

146-21 - Floor Area Regulations

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146-21 - Floor Area Regulations

LAST AMENDED
5/28/2025

146-211 - Floor area modifications for certain paired districts

LAST AMENDED
11/12/2025

In M1A Districts paired with #Residence Districts#, for #zoning lots# with #buildings# containing #residential# and non-#residential uses#, the maximum #floor area ratio# for individual #uses# on the #zoning lot# shall apply, but the total #floor area ratio# shall be modified as follows:

TOTAL FLOOR AREA RATIO

District	Total #floor area ratio#
M1-1A/R6B	3.0
M1-2A/R6A	5.0

However, in M1-2A Districts paired with R6A Districts, for #zoning lots# with a #lot area# greater than 10,000 square feet, where the #floor area# provided exceeds an equivalent #floor area ratio# of 4.5, any such excess #floor area# shall be allocated exclusively to:

(a) #referenced commercial and manufacturing uses#, other than automotive repair and maintenance establishments listed under Use Group VI (Retail and Services); or

(b) libraries, museums, community centers, non-commercial art galleries or philanthropic or non-profit institutions without sleeping accommodations listed under Use Group III(B) (Community Facilities Without Sleeping Accommodations).