Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

43-13 - Floor Area in Manufacturing Districts With an A Suffix

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43-13 - Floor Area in Manufacturing Districts With an A Suffix

LAST AMENDED
6/6/2024

43-131 - Definitions

LAST AMENDED
6/6/2024

Definitions specifically applicable to this Chapter are set forth in this Section. The definitions of other defined terms are set forth in Section 12-10 (DEFINITIONS), except where explicitly stated otherwise in individual provisions in this Chapter.

Qualifying uses

"Qualifying uses" shall include certain #commercial# and #manufacturing uses# eligible for higher permitted #floor area ratio# in M2 and M3 Districts with an A suffix.

In M2 Districts with an A suffix such #uses# shall include #referenced commercial and manufacturing uses#.

In M3 Districts with an A suffix, such #uses# shall include #qualifying uses# in M2 Districts with an A suffix, as well as the following;

> From Use Group IV
> All #uses# listed under Use Group IV(B) and IV(C)

From Use Group IX

All #uses# listed under Use Group IX, other than #self-service storage facilities#.

43-132 - Floor area regulations in M1 Districts with an A suffix

LAST AMENDED

6/6/2024

In M1 Districts with an A suffix, the maximum #floor area ratio# for all permitted #uses# shall be as set forth in the following table.

District	Maximum Permitted #Floor Area Ratio#
M1-1A	2.00
M1-2A	3.00
M1-3A	4.00
M1-4A	5.00
M1-5A	6.50
M1-6A	8.00
M1-7A	10.00
M1-8A	12.00
M1-9A	15.00

43-133 - Floor area regulations in M2 or M3 Districts with an A suffix

LAST AMENDED

6/6/2024

In M2 and M3 Districts with an A suffix, the maximum #floor area ratio# for #qualifying uses#, and for all other all permitted #uses# shall be as set forth in the respective columns of the following tables.

Districts	Maximum permitted #floor area ratio# for #qualifying uses#	Maximum permitted #floor area ratio# for other #uses#
M2-1A	2.00	1.00
M2-2A	3.00	2.00
M2-3A	4.00	3.00
M2-4A	5.00	4.00

On a #zoning lot# greater than or equal to 5,000 square feet in #lot area#, where the #floor area ratio# exceeds that permitted for other #uses#, at least 50 percent of the #floor area# on the ground floor level shall be allocated to #qualifying uses# and provided with access to any required #accessory# off-street loading berths. The ground floor level shall refer to a #building's# lowest #story# where the level of the finished floor is located within five feet of the adjoining sidewalk.

Districts	Maximum permitted #floor area ratio# for #qualifying uses#	Maximum perm #floor area rati other #uses#
M3-1A	2.00	1.00 or 10,000 s feet of #floor are whichever is less
M3-2A	3.00	1.00 or 10,000 s feet of #floor are whichever is less