Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

146-20 - SPECIAL BULK REGULATIONS

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146-20 - SPECIAL BULK REGULATIONS

LAST AMENDED
5/28/2025

The #bulk# regulations of the underlying districts or of Article XII, Chapter 3 (Special Mixed Use District) shall apply, except as modified by the provisions of this Section, inclusive.

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).

146-22 - Special Yard Regulations

LAST AMENDED
5/28/2025

The #yard# regulations of the underlying districts shall apply, except that for #zoning lots# where the #side lot line# is located within 30 feet of an elevated rail line, the #rear yard# and #rear yard equivalent# provisions of Section 23-34 (Rear Yard and Rear Yard Equivalent Requirements), inclusive, need not apply.

146-23 - Special Height and Setback Regulations

LAST AMENDED
5/28/2025

146-231 - Street wall modifications

LAST AMENDED
5/28/2025

For #zoning lots#, or portions thereof, fronting on Atlantic Avenue or Bedford Avenue, the applicable #street wall# location regulations shall be modified as follows:

(a) the #street wall# shall be located at least 20 feet beyond the curb of the sidewalk, except that such depth need not exceed five feet from the #street line#;

(b) for #developments# with #building# widths exceeding 100 feet, a minimum of 20 percent of the surface area of such #street walls# above the level of the second #story#, or a height of 30 feet, whichever is lower, shall either recess or project a minimum of three feet from the remaining surface of the #street wall#; and

(c) for the purposes of applying the provisions of Section 35-633 (Additional height and setback provisions) on shallow #through lots# with a frontage along Atlantic Avenue, the #street wall# location requirements of this Section shall be required along Atlantic Avenue.

146-232 - Other height and setback modifications

LAST AMENDED
5/28/2025

The height and setback regulations of the applicable underlying districts shall be modified as follows:

(a) for #zoning lots#, or portions thereof, within 100 feet of a #side lot line# that is located within 30 feet of an elevated rail line, the applicable maximum #building# heights may be increased by 10 feet in M1-2A/R6A Districts, and by 20 feet in C6-3A and M1-4A/R9A Districts; and

(b) in M1A Districts paired with #Residence Districts#, for #zoning lots# with #buildings# containing both #residential# and non-#residential uses#, the following height and setback modifications may be applied:

District	Maximum base height (in feet)	Maximum height of #buildings or other structures# (in feet)
M1-1A/R6B	65	95
M1-2A/R6A	95	125

In addition, for #zoning lots# with a #lot area# greater than or equal to 20,000 square feet, a #building# may exceed the maximum #building# heights established in such table by 25 percent.