



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

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

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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 permitted #floor area ratio# for other #uses# |
|-----------|--|--|
| M3-1A | 2.00 | 1.00 or 10,000 square feet of #floor area# whichever is less |
| M3-2A | 3.00 | 1.00 or 10,000 square feet of #floor area# whichever is less |