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 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