



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, 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
5/28/2025

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

TOTAL FLOOR AREA RATIO

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