

ZONING 101



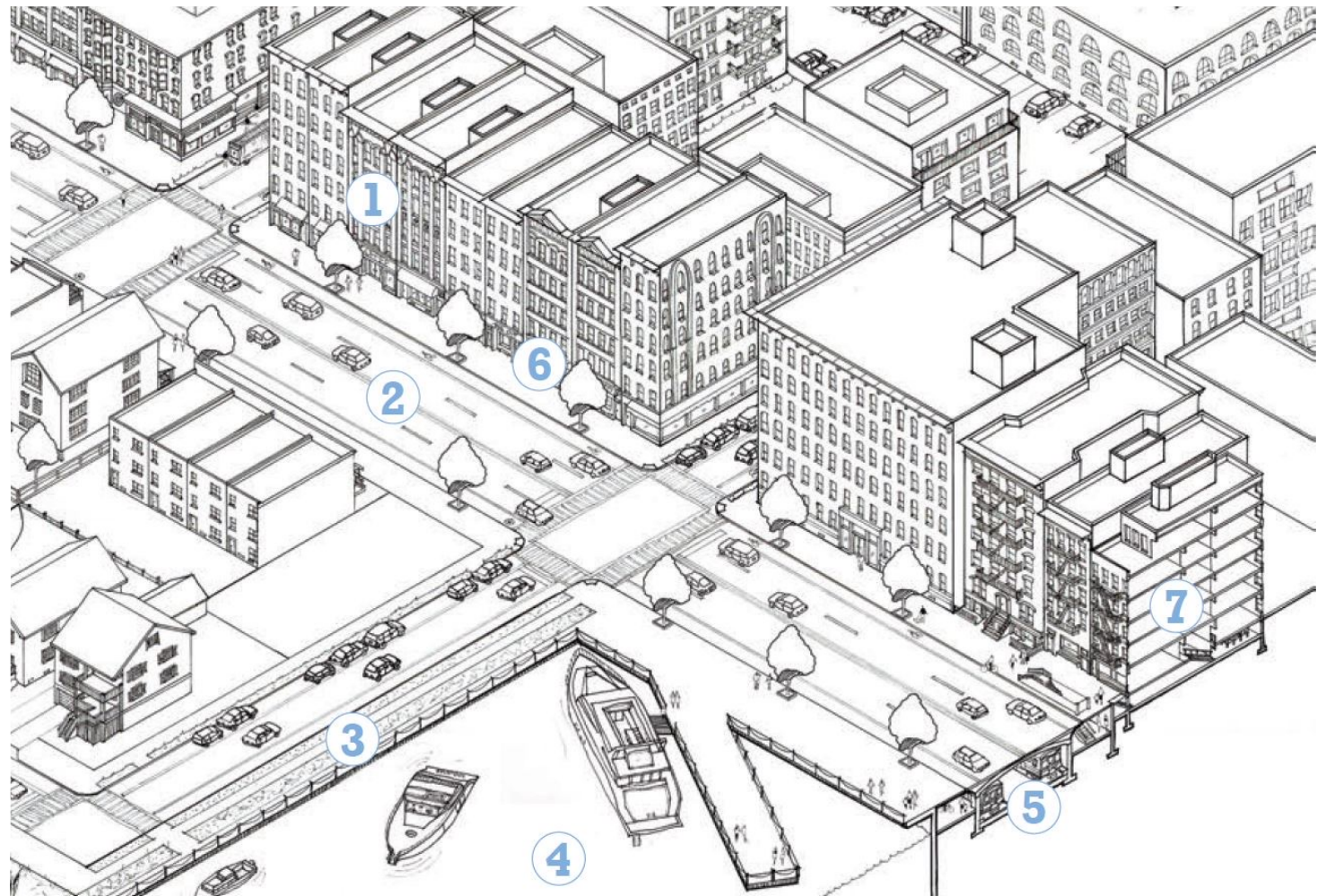


1. What is zoning and its origins in NYC?
2. How do you interpret zoning and its key features?
3. How does zoning get updated and based on what rationale?
4. What tools and resources are available to understand land use and zoning?

Zoning 101: What is zoning?

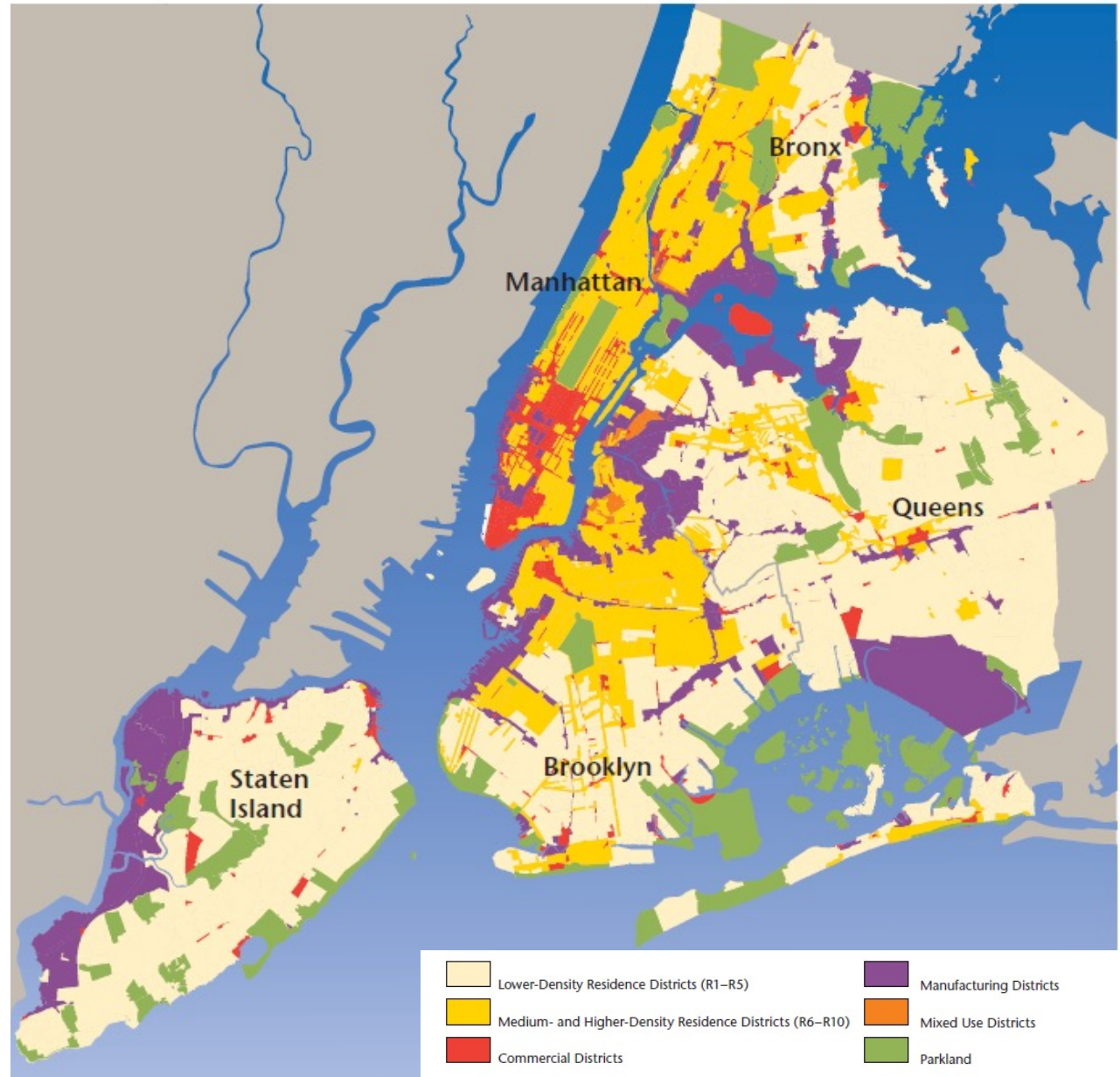
Zoning:

- ✓ Regulates what, how much and where buildings and uses can be constructed.
- ✓ Provides certainty for new development and surrounding neighbors.
- ✓ A framework for appropriate growth.



Zoning 101: What is zoning?

Zoning exists to protect the **public health**, **safety**, and **welfare** of all the users of a City.



Zoning 101: History



1800s Pre-zoning

1830

1879

1901

1916

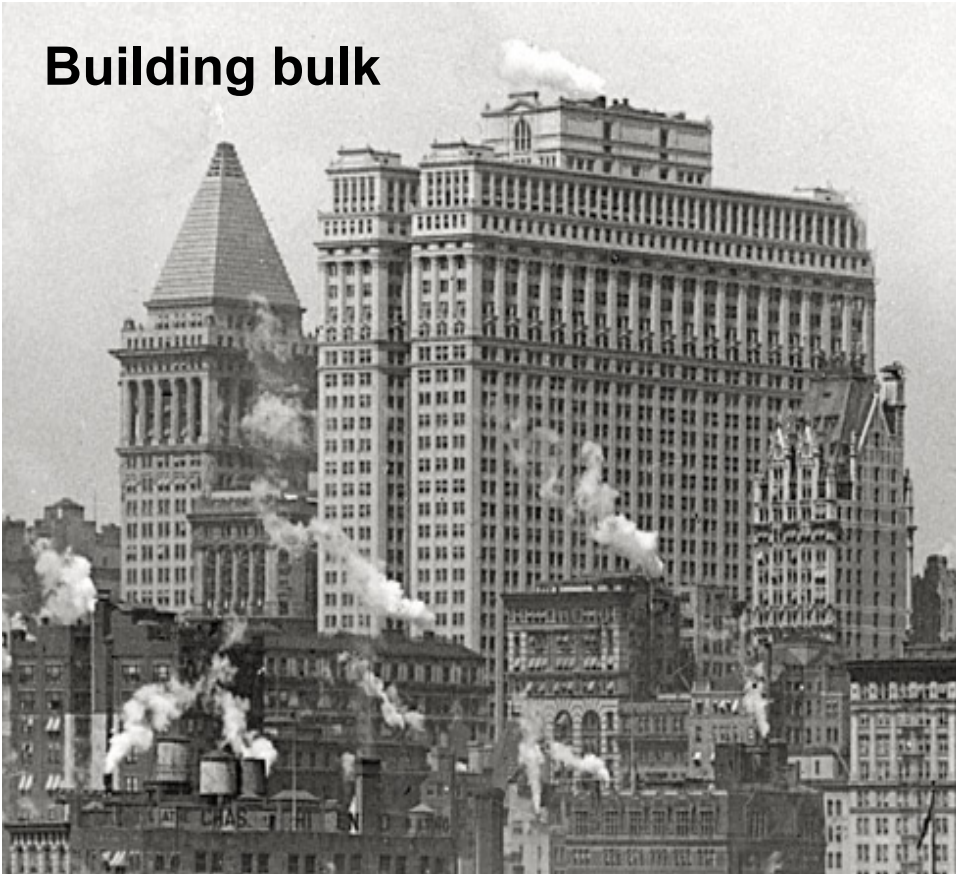
1929

1961

Post 1961 zoning

Zoning 101: History

Building bulk



Land use



1800s Pre-zoning

1830

1879

1901

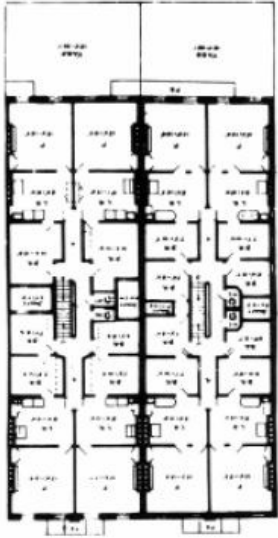
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Post 1961 zoning

Zoning 101: History



Pre-regulation

(1830's – 1879)

(1867: fire escapes)

1800s Pre-zoning

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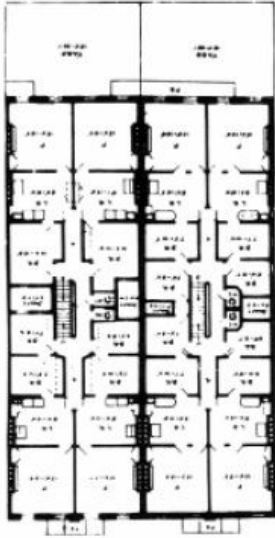
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Post 1961 zoning

Zoning 101: History



Pre-regulation

(1830's – 1879)

(1867: fire escapes)

An icon of the City's building stock are 'tenant houses', aka **"the tenement"**



"Old Law"

(1879 - 1901)

Light shafts, windows

1800s Pre-zoning

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1879

1901

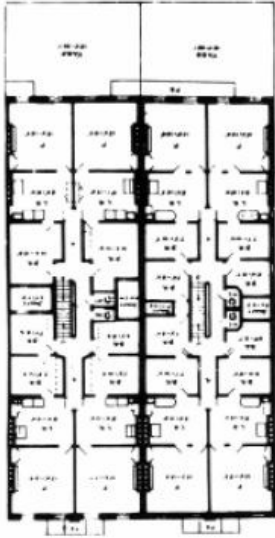
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(1901 - 1929)

Stronger enforcement,
larger courts

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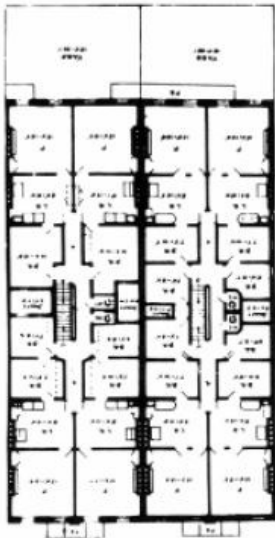
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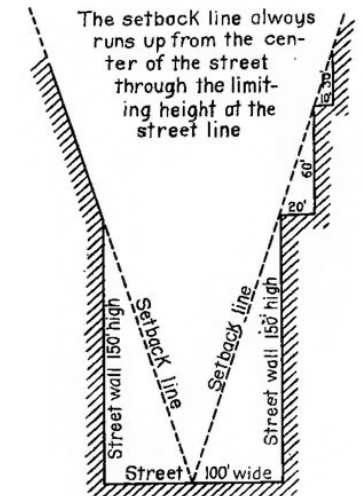
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Comprehensive Zoning Resolution

(1916)

1800s Pre-zoning

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1879

1901

1916

1929

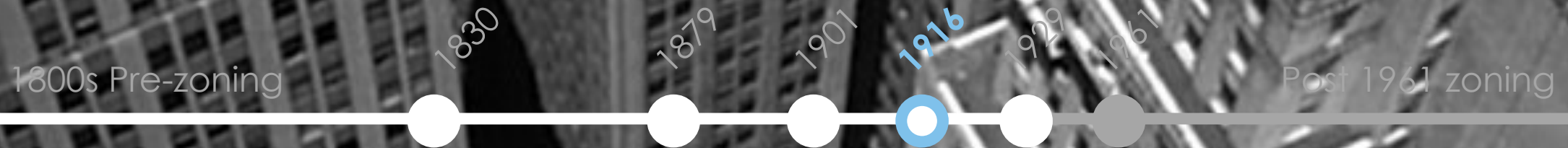
1961

Post 1961 zoning

The 1916 Zoning Resolution

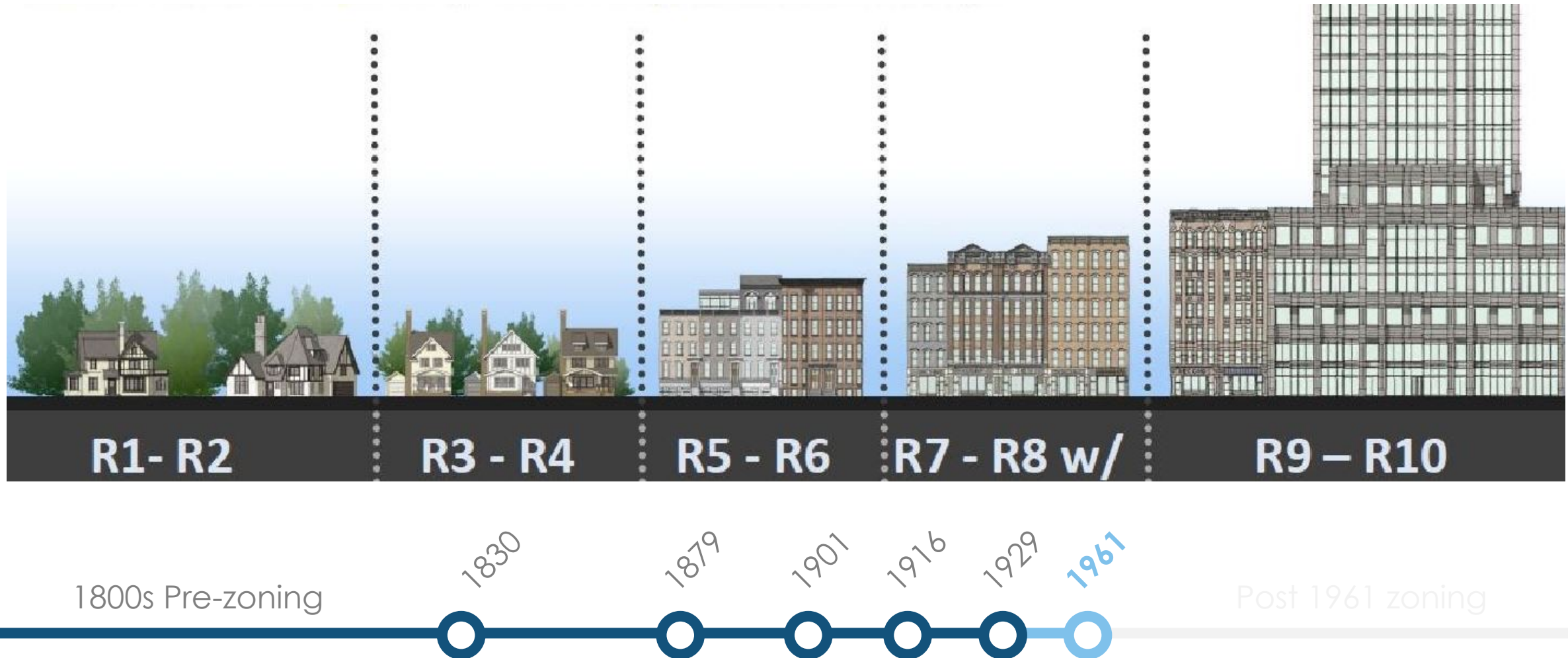
The 1st Comprehensive Zoning Resolution in the United States

- Protected access to Light & Air
- Regulated by street width
- About 50 pages



Zoning 101: History

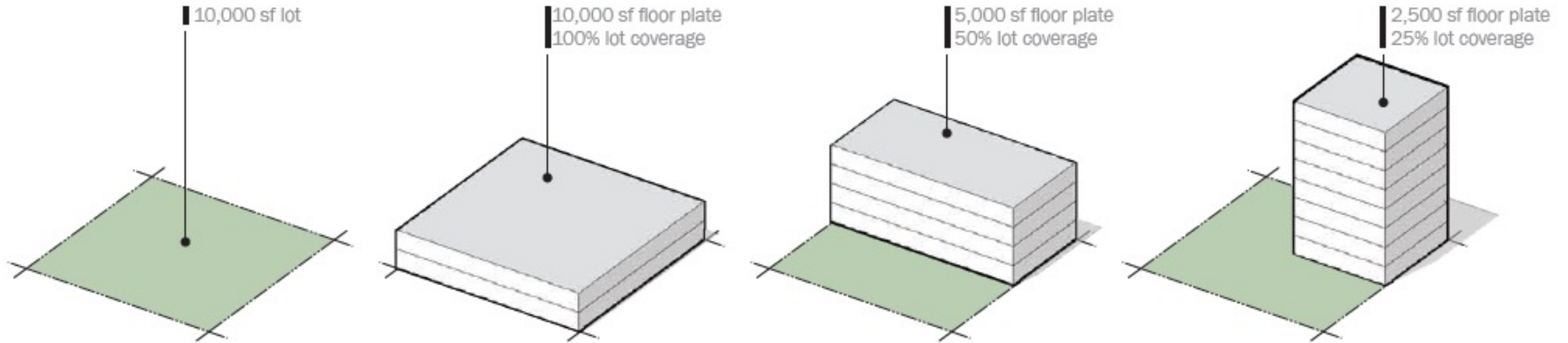
NYC Zoning Resolution is rewritten in 1961 to address new planning challenges and ideas.



Zoning 101: History

- Zoning Key Terms: Floor Area Ratio (FAR) - How dense a building can be

Floor Area Ratio



Each use within a zoning district has a floor area ratio (FAR), which, when multiplied by the area of the zoning lot produces the maximum amount of floor area allowed. On a 10,000 square foot lot, for example, if the permitted uses have a maximum FAR of 2.0, the floor area of the zoning lot cannot exceed 20,000 square feet. This floor area can be configured in many different ways, subject to other bulk regulations.

Zoning 101: History

Zoning changes continue as new planning and development challenges have arisen.



**Contextual
Zoning**



**Mixed-Use (MX)
Districts**



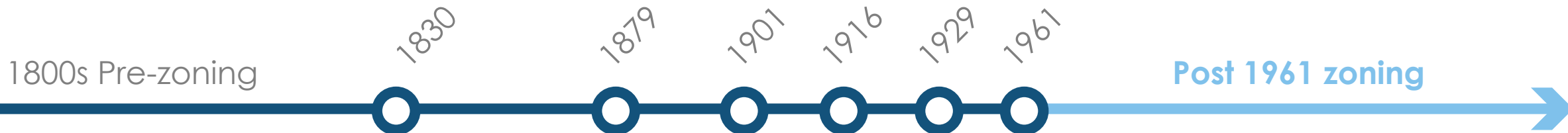
Public Realm



**Affordable
Housing**



**Resiliency &
Sustainability**



Zoning 101: Contextual Zoning

Flatbush, BK – R7A



Ditmas Park, BK – R3X



Contextual Zoning requires new development to reflect the scale and character of the existing neighborhood.

Zoning 101: Mixed Use (MX) Districts

Hunters Point/LIC, QN – M1-5/R7-3



Williamsburg, BK – M1-2/R6A



Mixed-Use Zoning allows both residential and non-residential uses within the same building.

Zoning 101: Public Realm

Domino Park, Williamsburg



Zuccotti Park, Lower Manhattan



Zoning can encourage or require public space amenities.

Zoning 101: Resiliency & Sustainability

Broad Channel, QN - 2013



Broad Channel, QN - 2018



Zoning can require flood-resistant construction.



Mandatory Inclusionary Housing (MIH)

- Mapped in conjunction with a rezoning that substantially increases residential capacity
- Once mapped, MIH is required for all development, conversions and enlargements with 10 or more units or at least 10,000 SF of residential

Option 1

25% of housing for households with incomes averaging **\$61,440** (60% Area Median Income or AMI)

- At least **10%** must serve those earning **\$40,960 or below** (40% AMI)
- Rents could range from **\$732** for a studio (40% AMI) to **\$1,955** for a two-bedroom (80% AMI)

Option 2

30% of housing for households with incomes averaging **\$81,920** (80% AMI)

- Rents could range from **\$1,528** for a studio to **\$1,955** for a two-bedroom

Option 3

20% of housing for households with incomes averaging **\$40,960** (40% AMI)

Option 4

30% of housing for households with incomes averaging **\$108,000** (115% AMI)

Zoning 101: How zoning works

The city is divided into **three basic zoning districts**:

Residential (R)

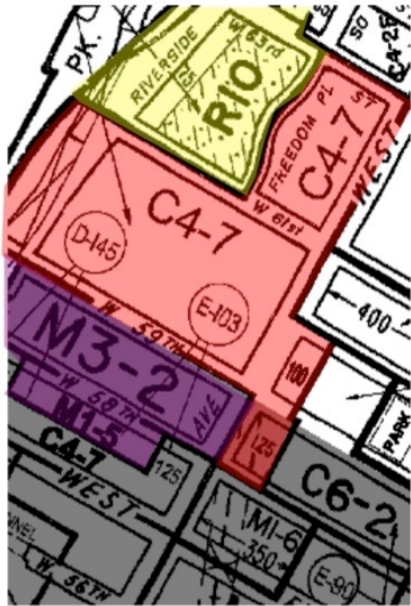
R1 - R10

Commercial (C)

C1 - C8

Manufacturing (M)

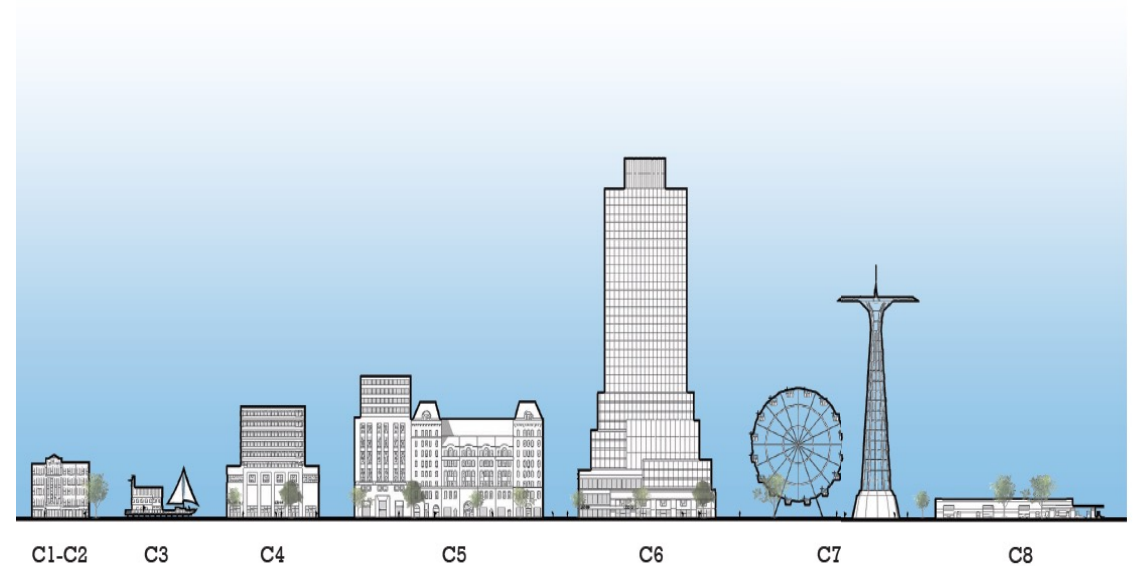
M1 - M3



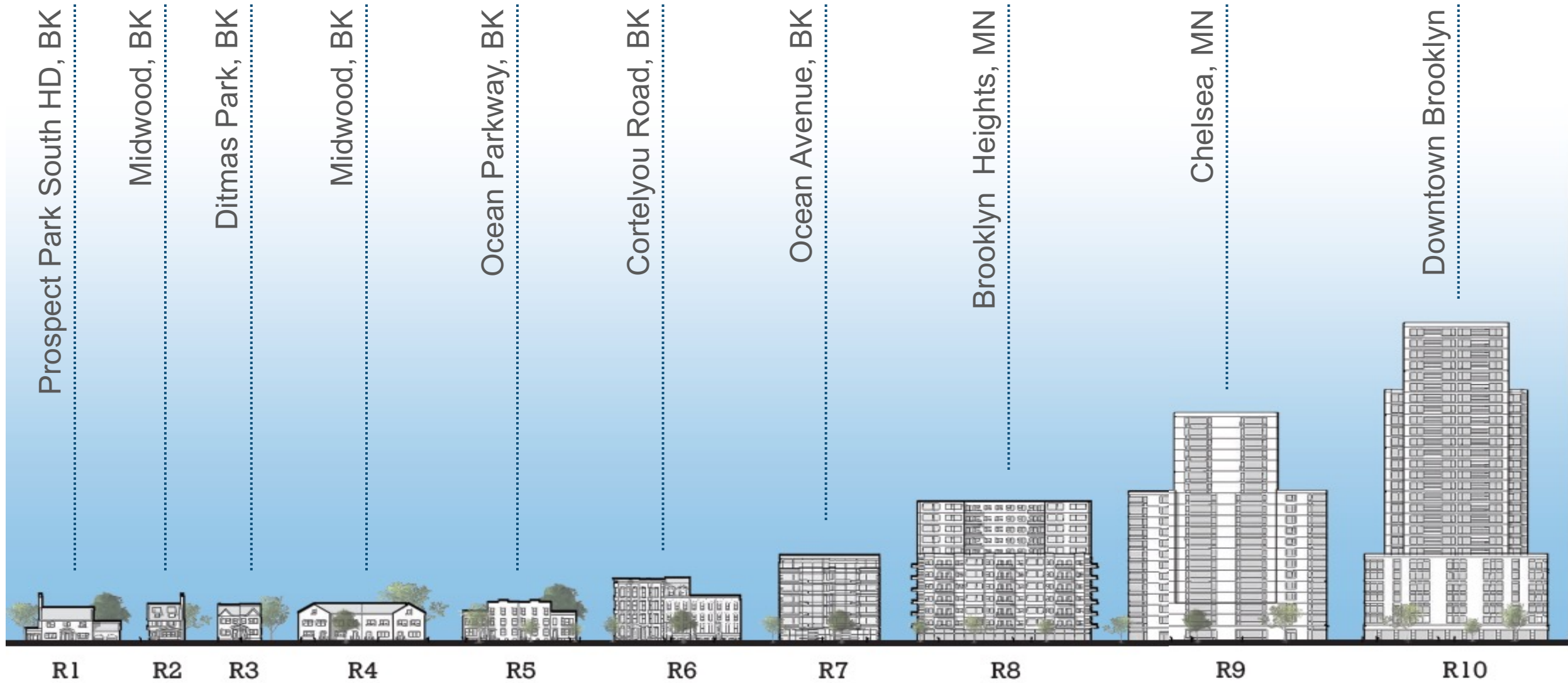
R = Residential Districts

C = Commercial Districts

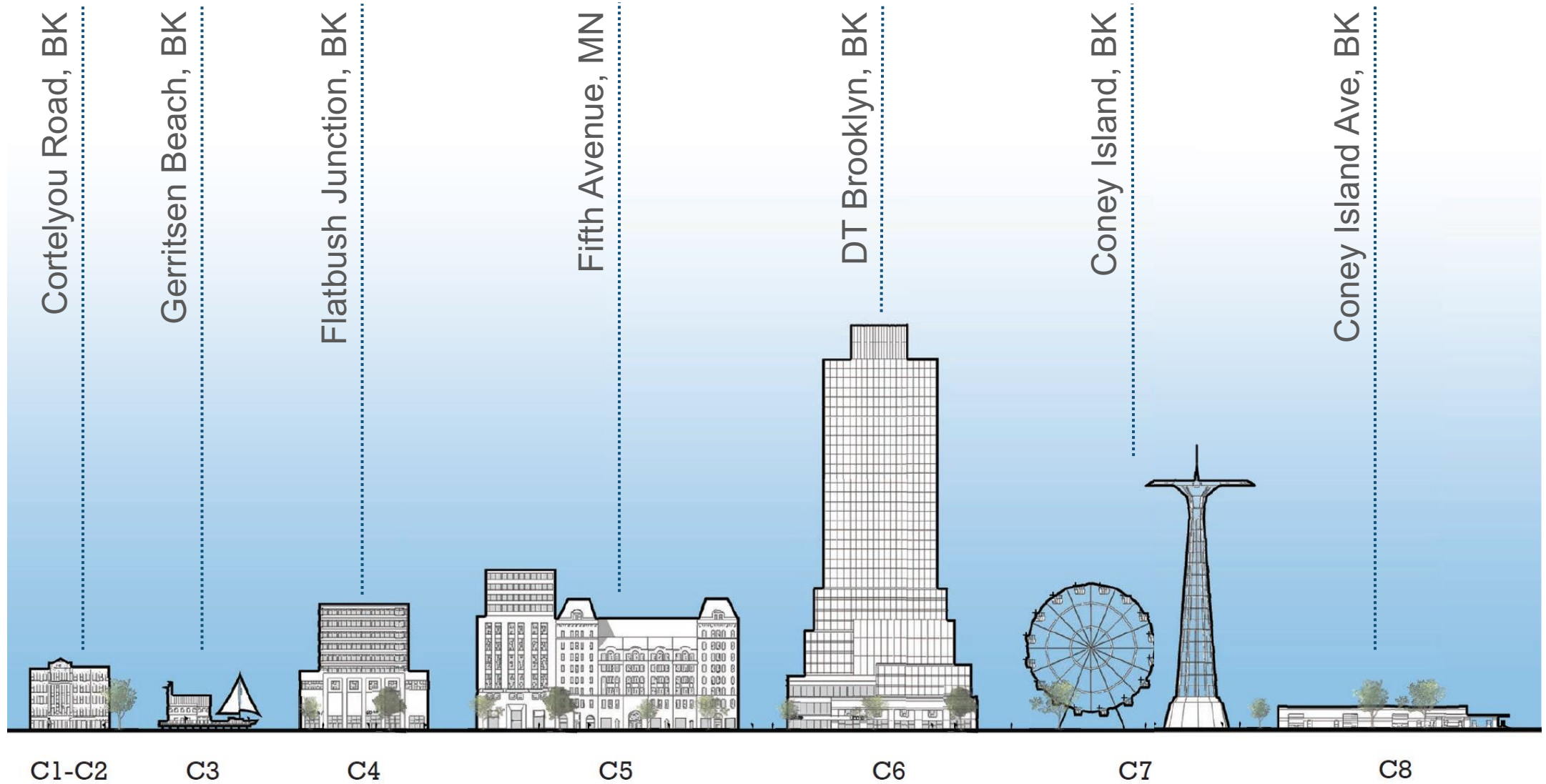
M = Manufacturing Districts



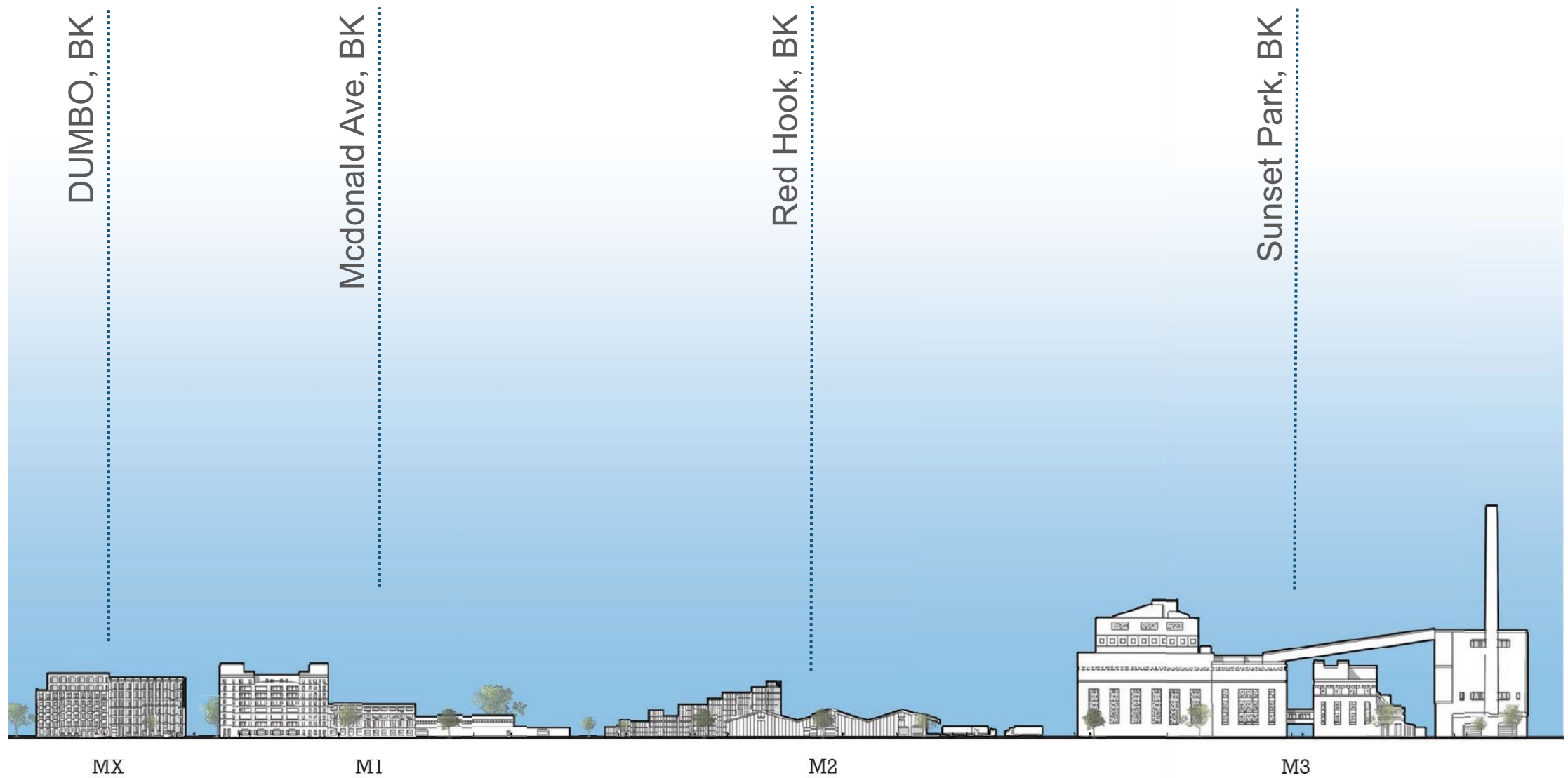
Zoning 101: Residential Districts



Zoning101: Commercial Districts



Zoning 101: Manufacturing Districts



There are 18 Use Groups sorted based on the similarity & compatibility of their functions



Residential
(Use Groups 1 and 2)



Community Facilities
(Use Groups 3 & 4)



Retail and Office
(Use Groups 5 to 15)



Manufacturing & Industrial
(Use Groups 16 to 18)

Zoning 101: How zoning works

The NYC Zoning Resolution consists is divided into 3 volumes:

Volume I Text (Articles I-VII)

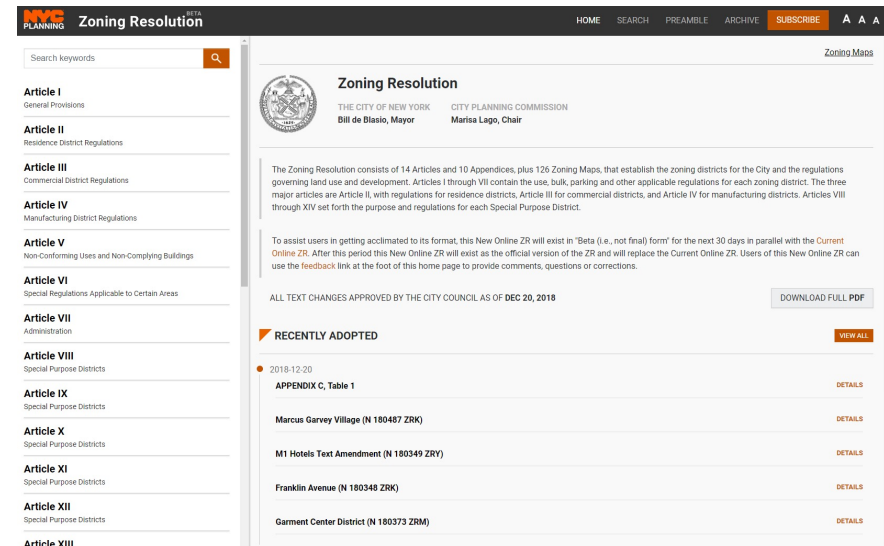
Volume II Special Districts (Articles VIII – XIV)

Volume III Zoning Maps



Where can I access the text?

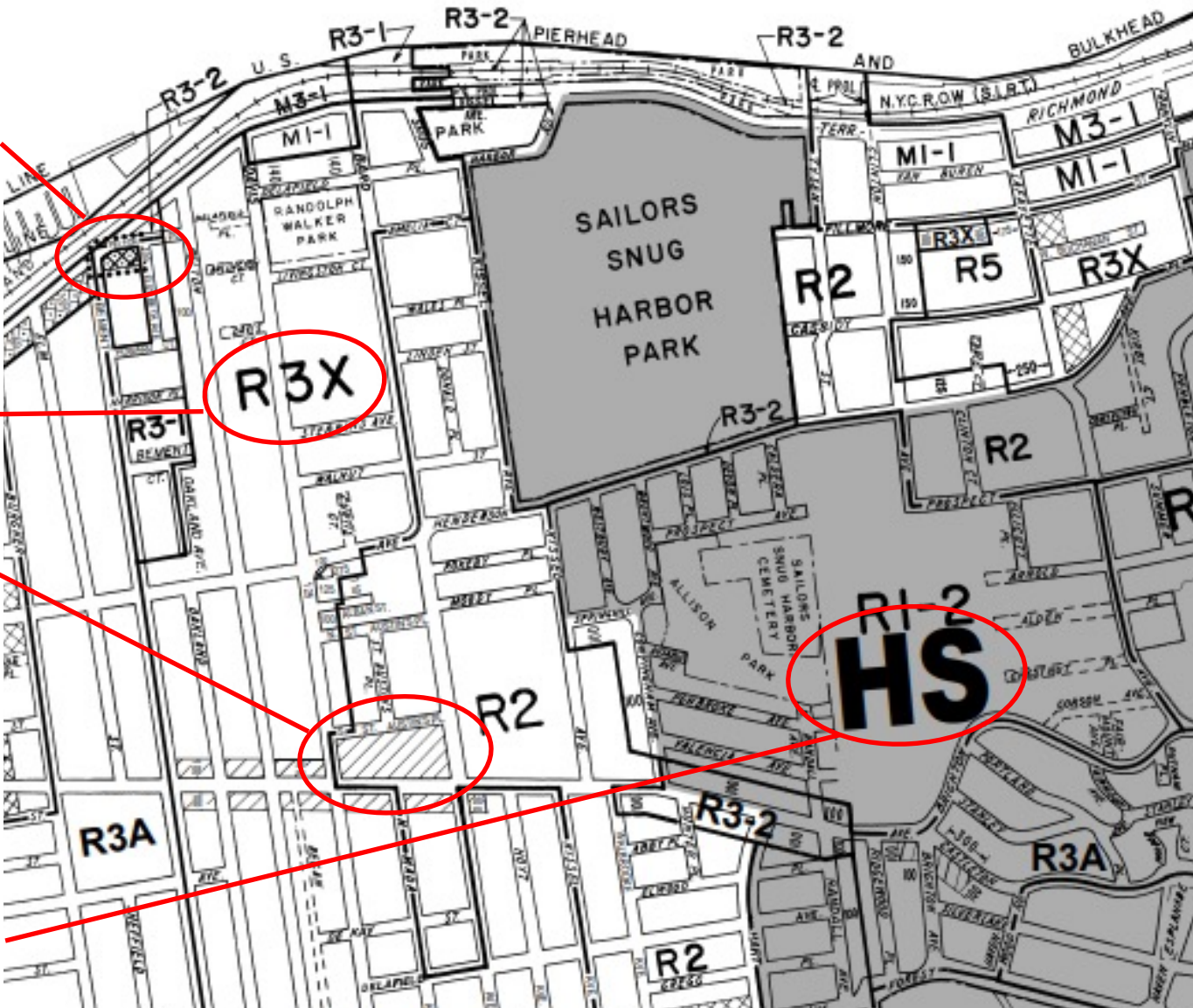
www.nyc.gov/planning



Zoning 101: How zoning works

Zoning Maps

- Recent enactment (dashed line)
- Zoning District
- Commercial Overlay
- Special District (gray tone)




ZONING MAP


THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows on R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT

 SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

 AREA(S) REZONED

Effective Date(s) of Rezoning:

03-22-2018 C 180051(A) ZMX

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

3a	3c	4a
3b	3d	4b
6a	6c	7a

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NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.

A rezoning can be proposed

**Support
planning
goals** and a
vision for the
future

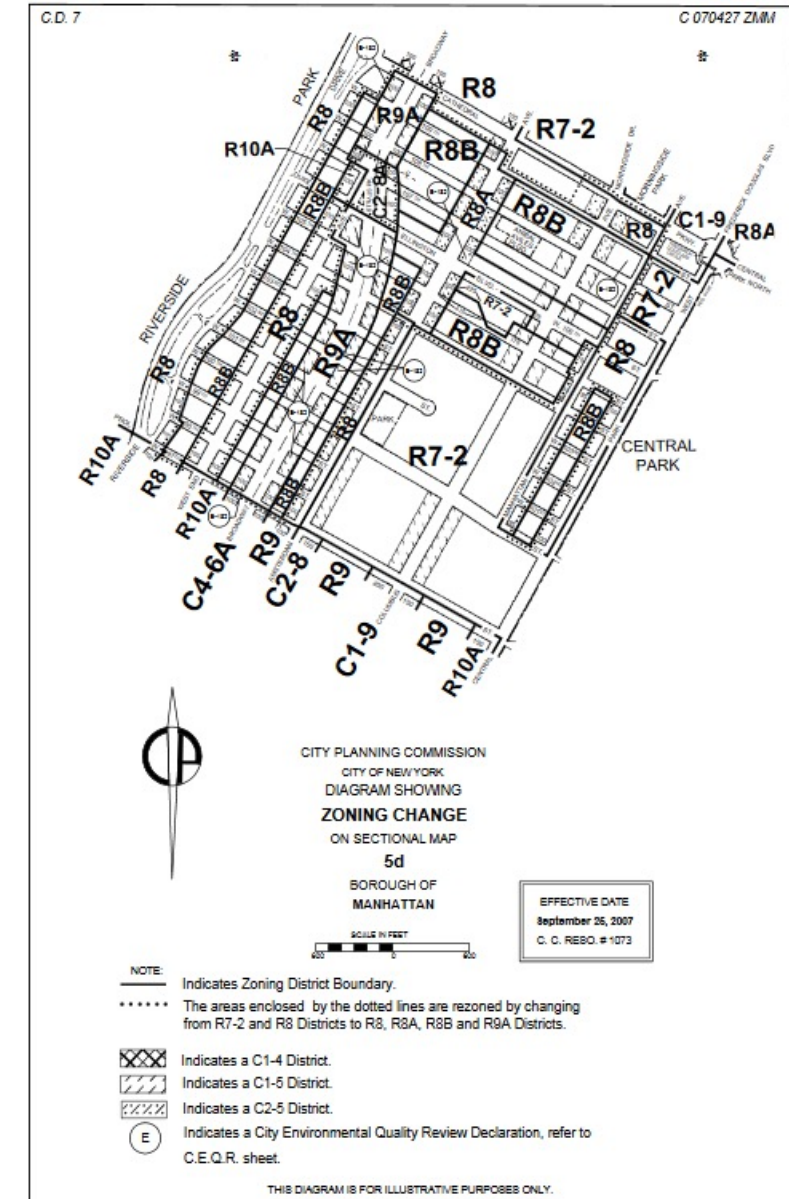
Balance
future
development
and existing
character

Bring existing
buildings or
uses into
compliance or
conformance

Change

- Density
- Use

- Applicants are advised to seek input from local communities and elected officials **before** they craft their proposal
- Must go through public and environmental review



Rezoning



Williamsburg - 2007



Williamsburg - 2018



Heavy Industrial Uses to Mixed Use Residential & Commercial Uses

Rezoning



Bed-Stuy - 2011

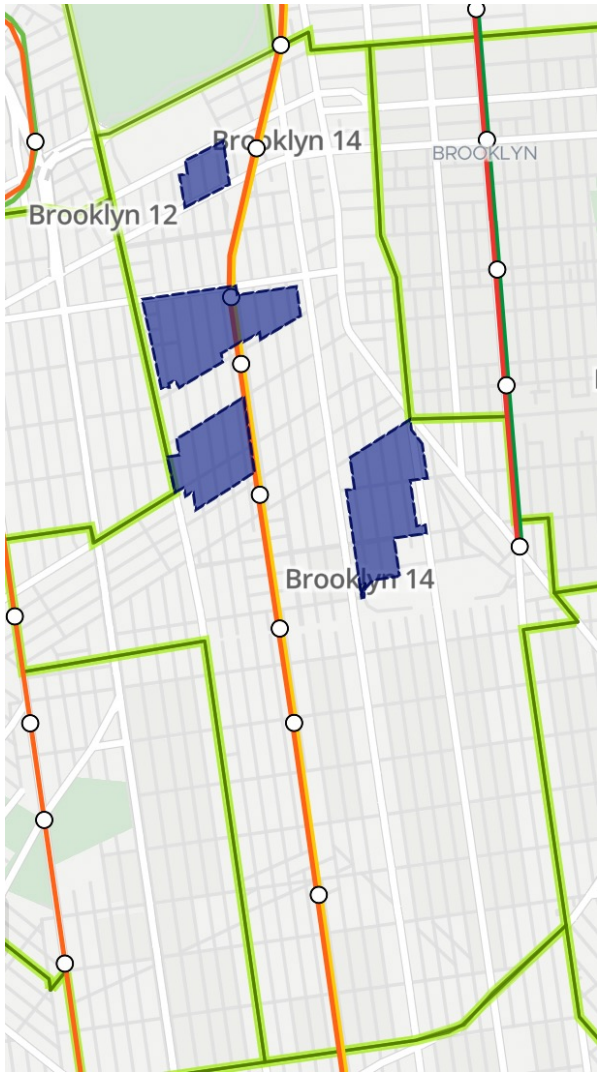


Bed-Stuy - 2018



R5 to R6B

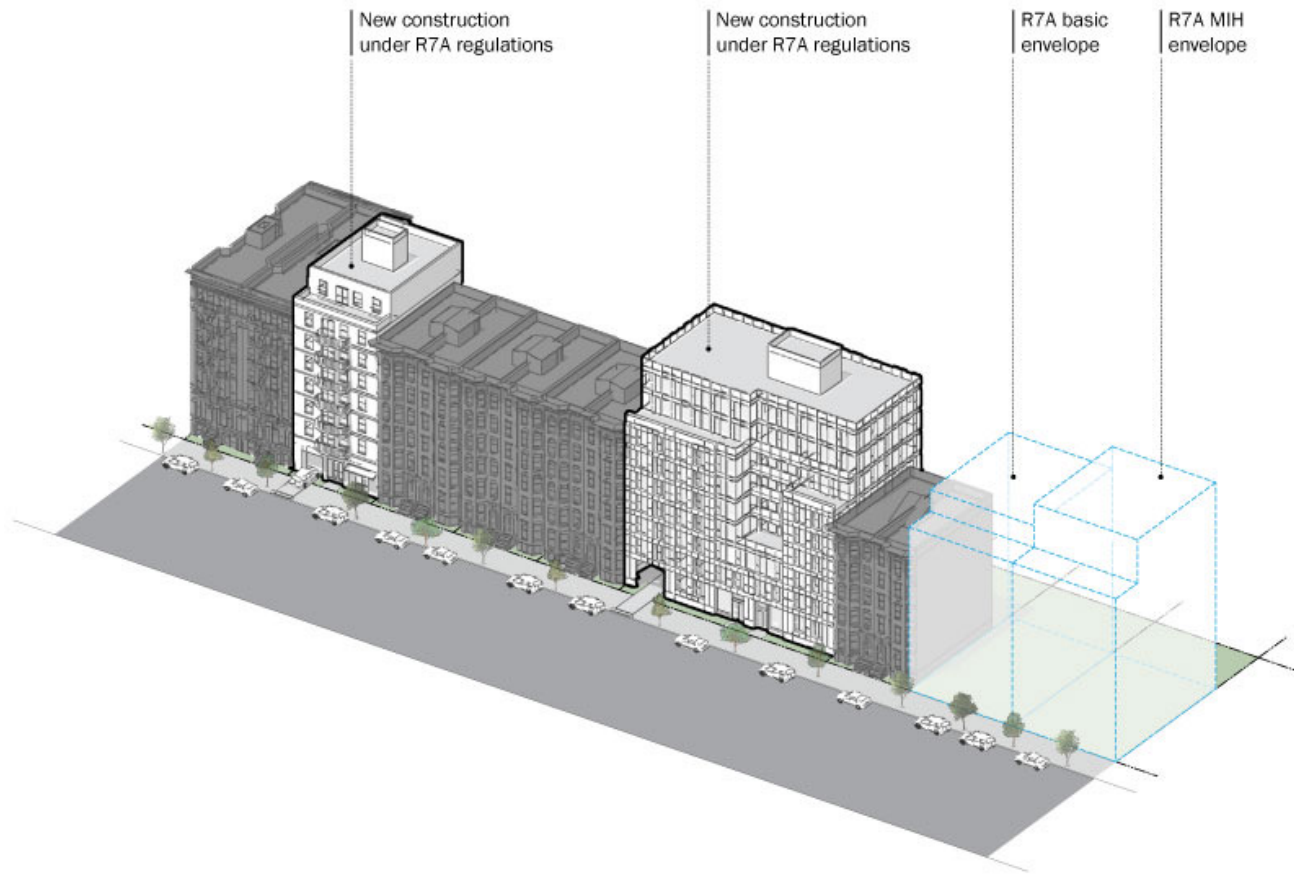
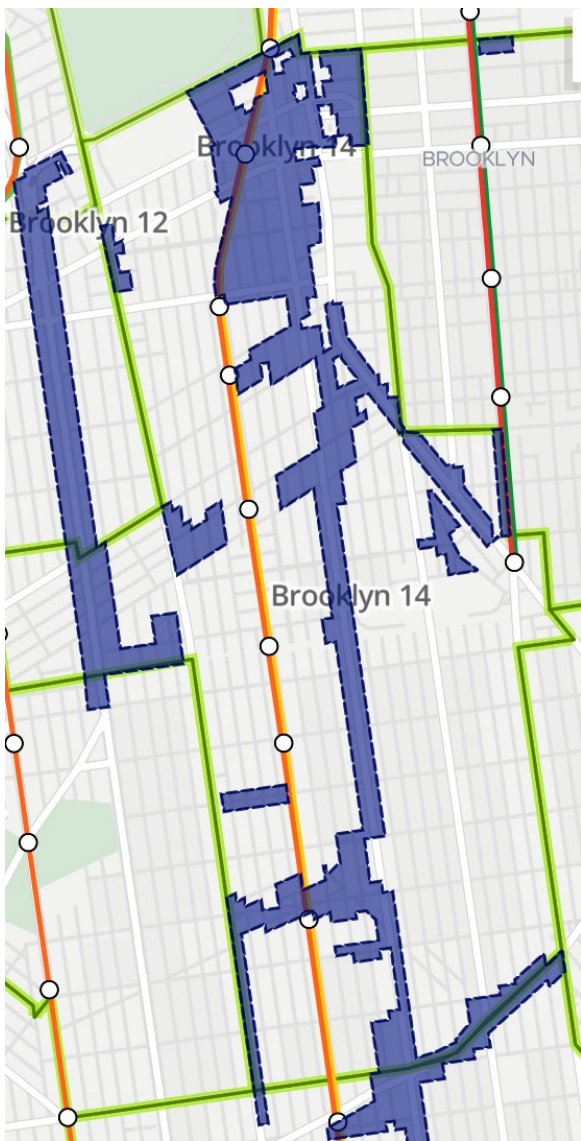
Community District 14 – R3X (Lower Density Contextual District)



Low-Density Contextual Residence District

R3X		Lot Area	Lot Width	Front Yard	Rear Yard	Side Yards			Lot Coverage	FAR	Street Wall/ Building Height	DU Factor	Required Parking
		min.	min.	min.	min.	#	Each	Total	max.	max.	max.		min.
							min.						
Single- and Two-Family	Detached	3,325 sf	35 ft	10 ft	30 ft	2	2 ft	10 ft	n/a	0.50	21/35 ft	1,000	1 per DU

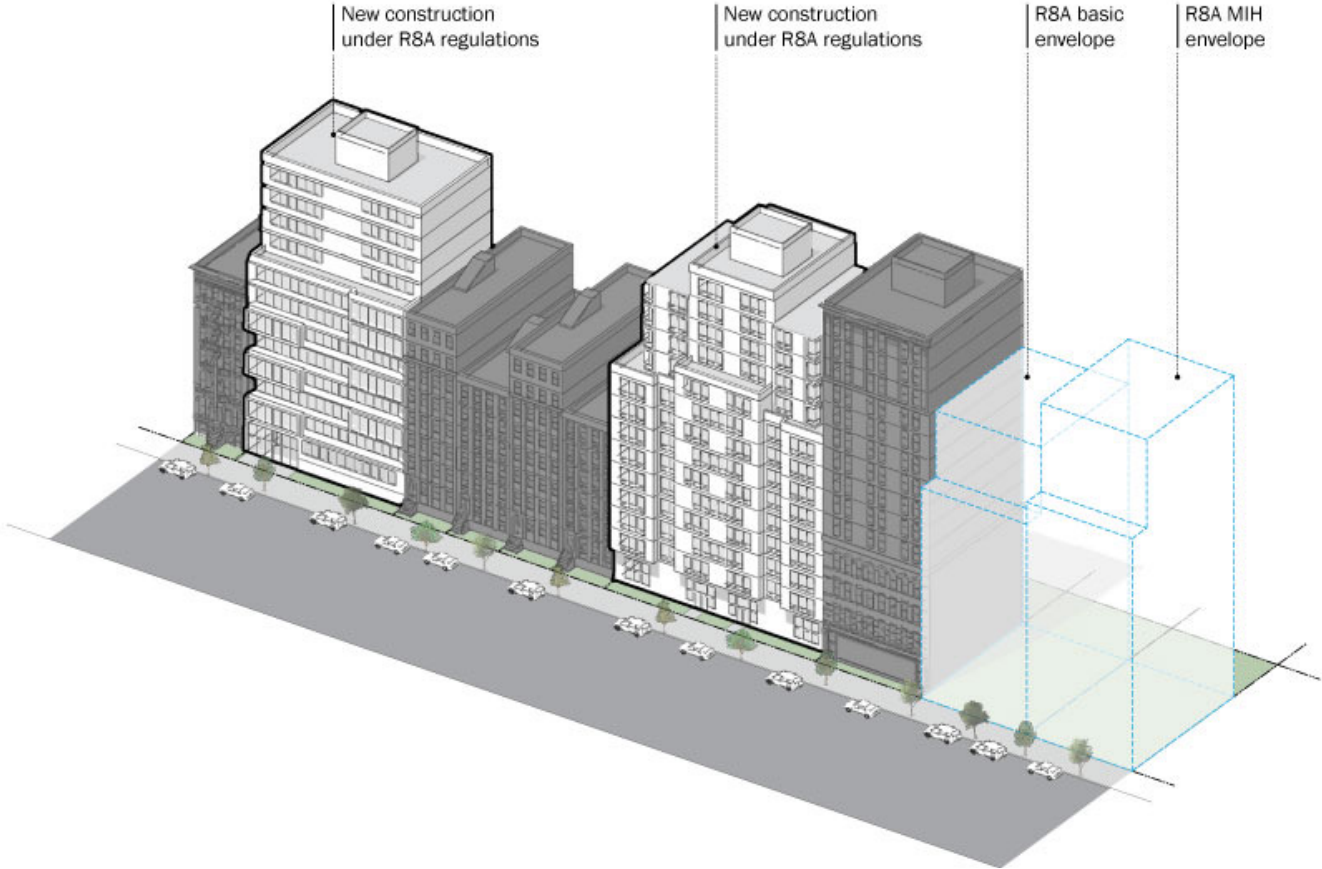
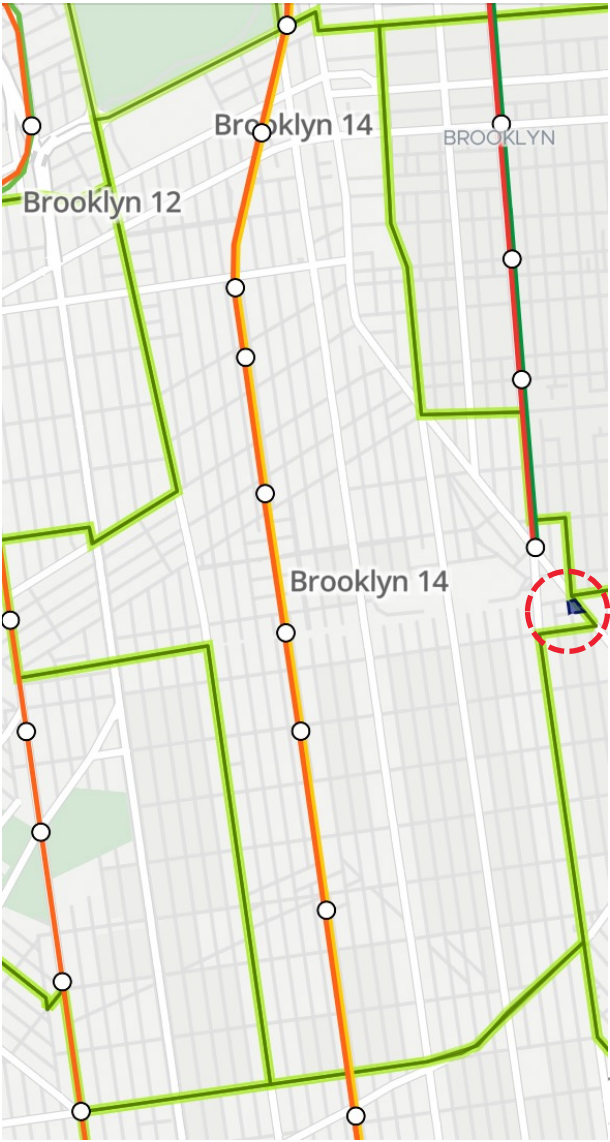
Community District 14 – R7A (Medium Density Contextual District)



Medium-Density Contextual Residence District

R7A	Lot Area	Lot Width	Rear Yard	Lot Coverage		FAR	Base Height	Building Height	# of Stories	DU Factor	Required Parking	
	min.	min.	min.	Corner	Other Lot	max.	min. – max. (w/QGF)	max. (w/QGF)	max. (w/QGF)		Basic	IRHU
Basic Inclusionary	1,700 sf	18 ft	30 ft	100%	65%	4.00	40–65 (75) ft	80 (85) ft	n/a (8)	680	50% of DU	15% of IRHU
						4.60	40–75 ft	90 (95) ft	9			

Community District 14 – C4-4D (R8A Equivalent Contextual District)



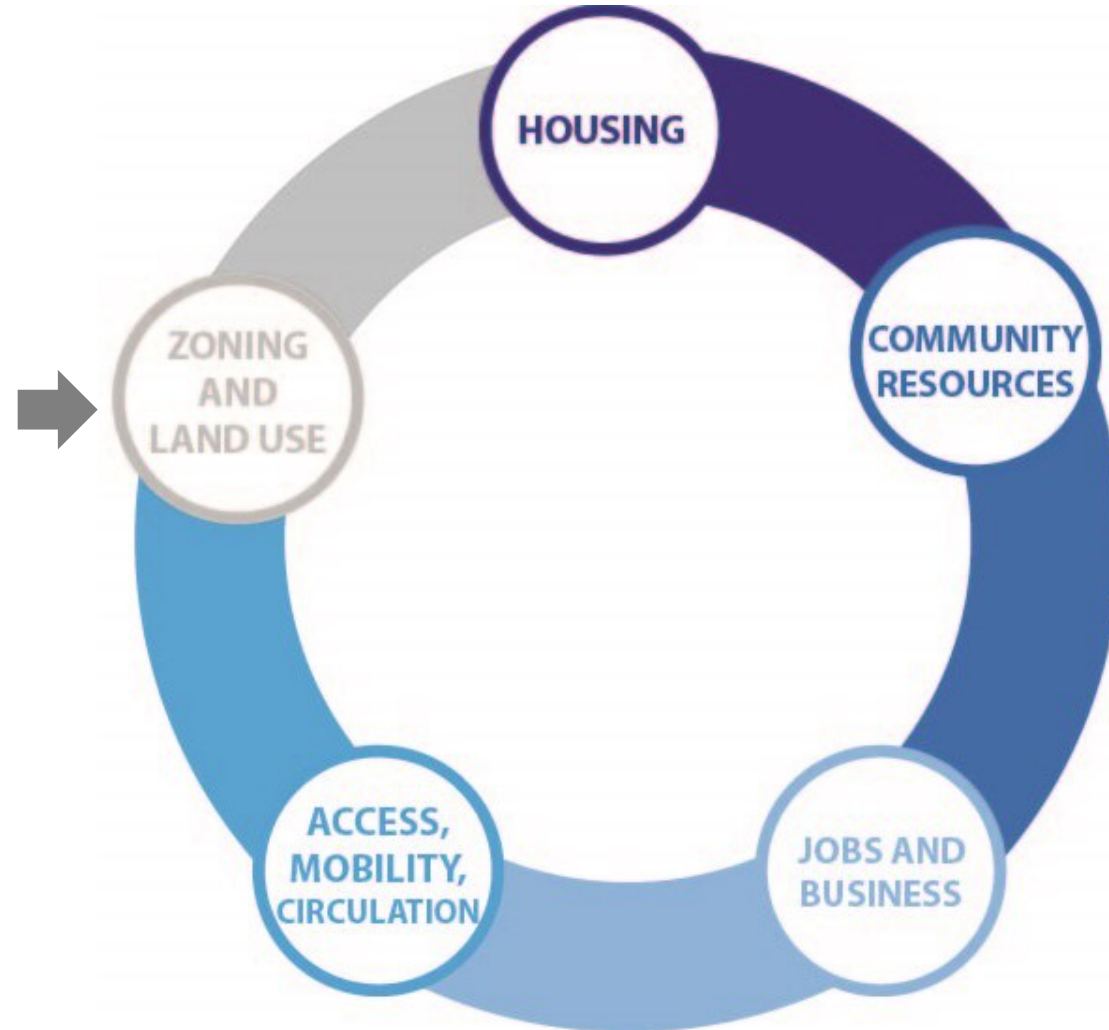
Medium-Density Contextual Residence District

R8A	Lot Area	Lot Width	Rear Yard	Lot Coverage		FAR	Base Height	Building Height	# of Stories	DU Factor	Required Parking	
	min.	min.	min.	Corner	Other Lot	max.	min.-max. (w/QGF)	max. (w/QGF)	max. (w/QGF)		Basic	IRHU
Basic Inclusionary	1,700 sf	18 ft	30 ft	100%	70%	6.02	60-85 (95) ft	120 (125) ft	n/a (12)	680	40% of DU	12% of IRHU
						7.20	60-105 ft	140 (145) ft	14			

*3.4 Max FAR for commercial uses

Zoning 101: How zoning works

Zoning is
one of many
planning tools
and strategies



The **City Charter** gives authority to:



Study, create, and
recommend
zoning changes



Interpret and enforce
zoning regulations



Grant variances to
zoning for hardship
or unique sites

Development that happens in accordance with zoning
and the building code is called **“as-of-right”**

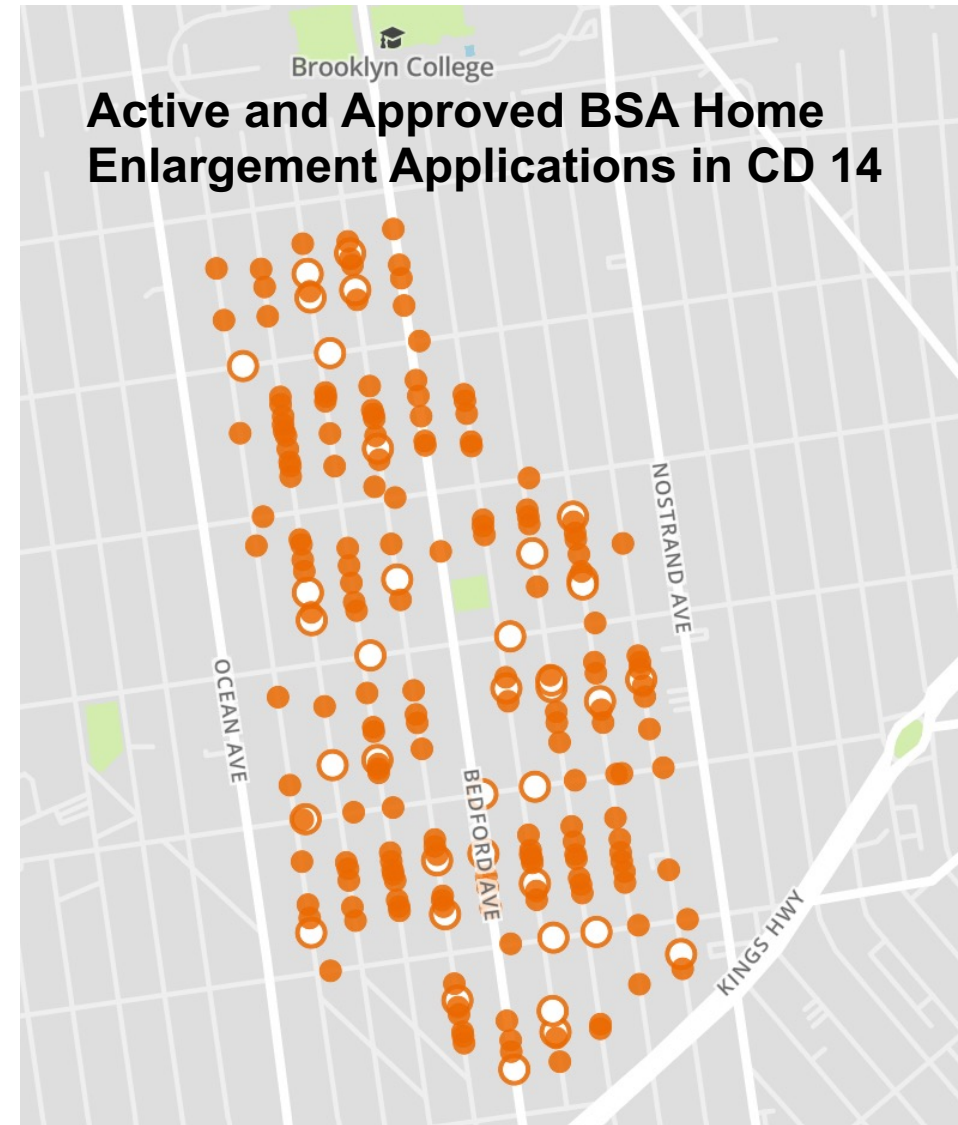
Sample Types of Land Use Applications

Department of City Planning (DCP) and/or City Planning Commission (CPC)

- Non-ULURP
 - CPC or Chair Certifications (eg waterfront public access areas)
 - CPC Authorizations (eg minor height and bulk modifications)
- ULURP
 - Zoning Map Amendment (“Rezoning”)
 - Site Selection (eg new city facility)

Board of Standards and Appeals (BSA)

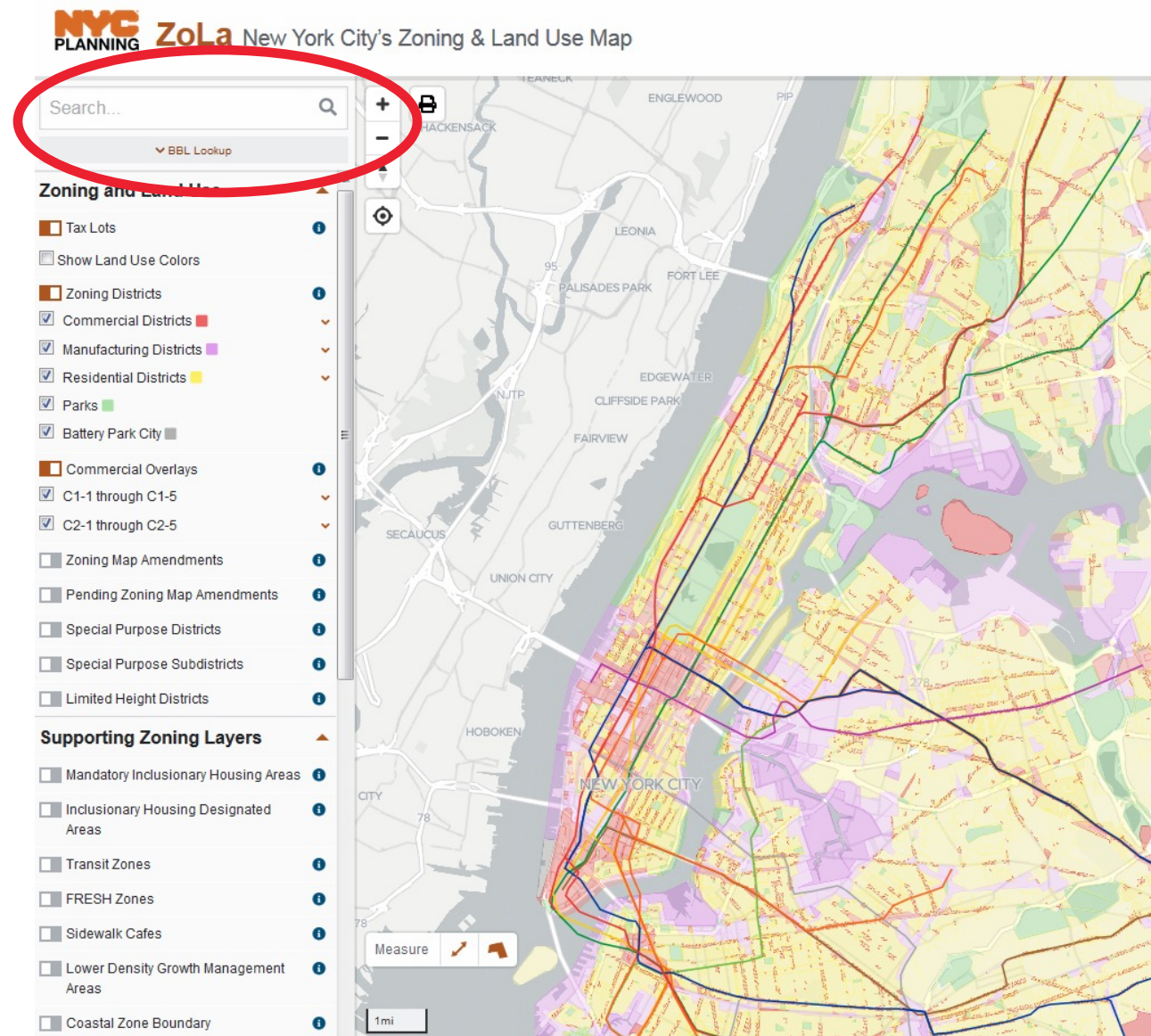
- Variances
- Special Permits (eg home enlargement pursuant to Section 73-622 of the Zoning Resolution)
 - History and background
 - Geographic applicability



Type in
address or
search by BBL

What is the zoning designation for
my property?

www.zola.planning.nyc.gov



Zoning Tools: ZoLa

16 COURT STREET, Brooklyn, N

BBL Lookup

Zoning and Land Use

Tax Lots

Show Land Use Colors

Zoning Districts

Commercial Districts

Manufacturing Districts

Residential Districts

Parks

Battery Park City

Commercial Overlays

C1-1 through C1-5

C2-1 through C2-5

Zoning Map Amendments

Pending Zoning Map Amendments

Special Purpose Districts

Special Purpose Subdistricts

Supporting Zoning Layers

Mandatory Inclusionary Housing Areas

Inclusionary Housing Designated Areas

Transit Zones

FRESH Zones

Sidewalk Cafes

16 COURT STREET, 11241

Brooklyn (Borough 3) | Block 230 | Lot 44

Zoning Districts:

C5-2A DB

INTERSECTING MAP LAYERS

Historic District

Transit Zone

ZONING DETAILS:

Digital Tax Map

Zoning Map (PDF)

Historical Zoning Maps (PDF)

Owner Type

Owner

Land Use

Lot Area

Lot Frontage

Lot Depth

Year Built

Year Altered

Building Class

Number of Buildings

Number of Floors

Gross Floor Area

Total # of Units

Building Info

Property Records

Housing Info

Private

16 COURT ST BROOKLYN

Commercial & Office Buildings

12,500 sq ft

100 ft

125 ft

1928

2009

Office Buildings - Office Only or Office with Comm – 20 Stories or More (O4)

1

37

290,440 sq ft

102

BISWEB

View ACRIS

View HPD's Building, Registration & Violation Records

Neighborhood Information

Community District

City Council District

Brooklyn Community District 2

Council District 33

Links to additional information

NYC
PLANNING

37



Questions?

Appendix

The 1916 Zoning Resolution

A set of regulations related to 3 volumes of maps:

- **Use Districts**

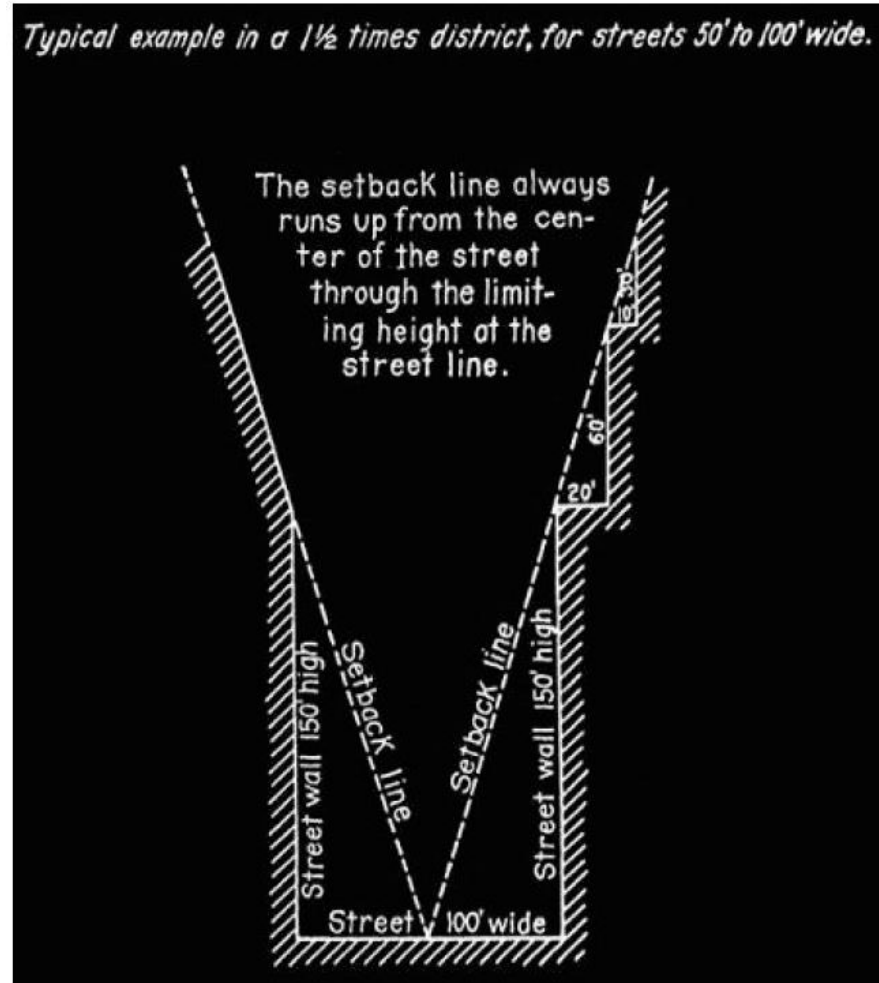
Separated uses

- **Height Districts**

Introduced sky exposure planes

- **Area Districts**

Specified yards, courts, types & size of residences



Zoning Key Terms: Floor Area Ratio (FAR)

Examples of how FAR can be distributed across a site – depending upon the permitted Zoning..



2.6 Floor Area Ratio (FAR)



2.0 FAR

3.4 FAR

2.8 FAR

Zoning Key Terms: Building Envelope

- How tall and wide a building can be

