



Community Board 14

Zoning & Land Use Training

September 4, 2025



Today's Agenda

- **NYC Planning Introduction**
- **Zoning Overview & Land Use Application Types**
- **Uniform Land Use Review Procedure (ULURP)**
- **How can DCP support CB 14 in a subsequent training session?**
- **Q&A**

Zoning 101: History



1800s Pre-zoning

1830

1879

1901

1916

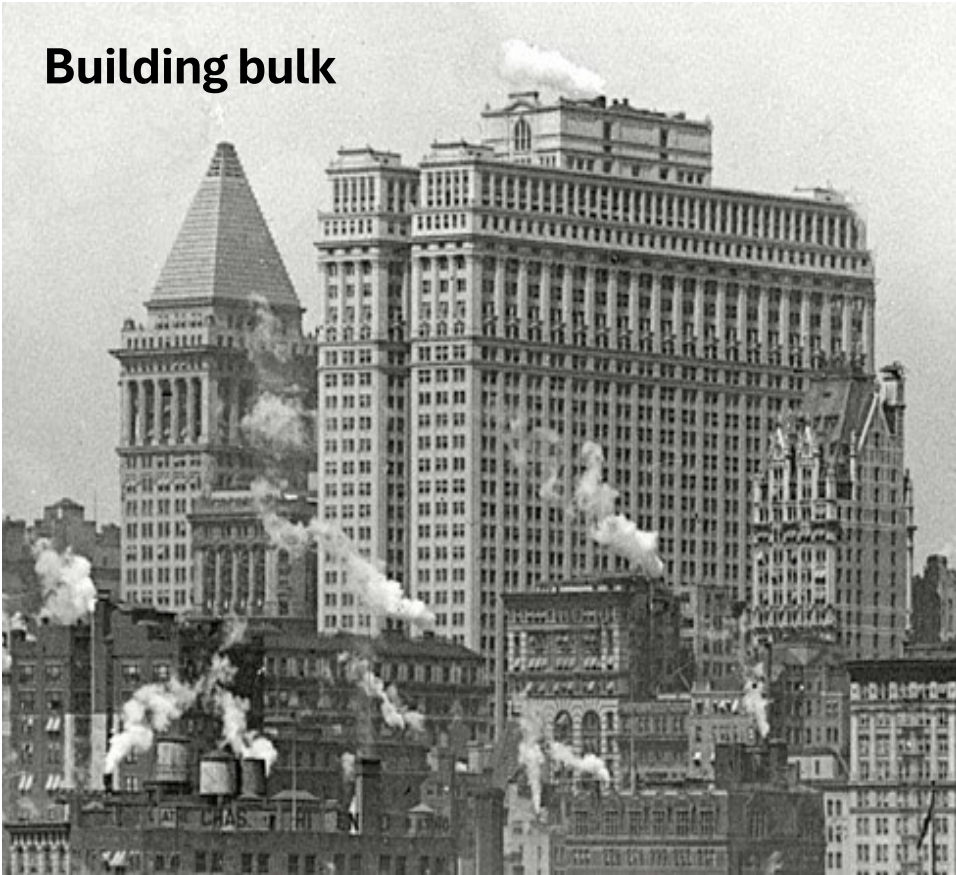
1929

1961

Post 1961 zoning

Zoning 101: History

Building bulk



Land use



1800s Pre-zoning

1830

1879

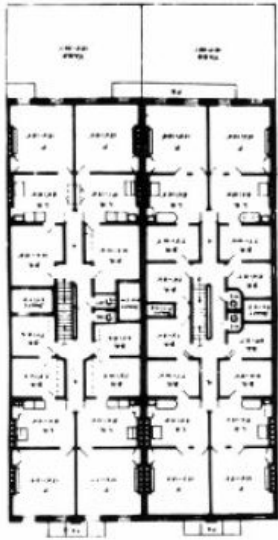
1901

1916

1929

1961

Post 1961 zoning



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



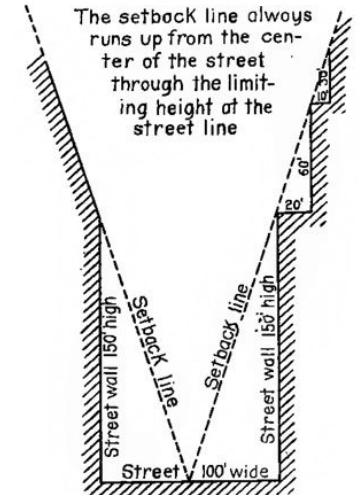
Pre-regulation
(1830's – 1879)
(1867: fire escapes)



"Old Law"
(1879 - 1901)
Light shafts, windows



"New Law"
(1901 - 1929)
Stronger enforcement,
larger courts



Comprehensive Zoning Resolution
(1916)

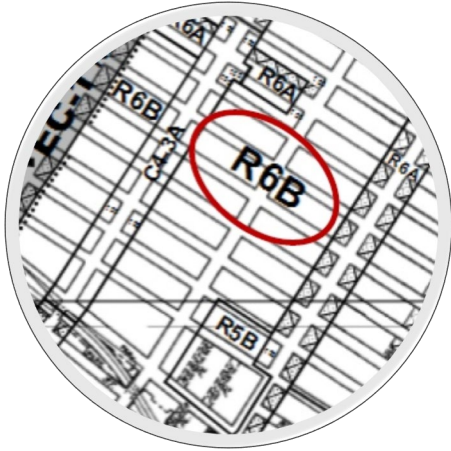
1800s Pre-zoning



Post 1961 zoning

Zoning 101: History

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



**Contextual
Zoning**



**Mixed-Use (MX)
Districts**



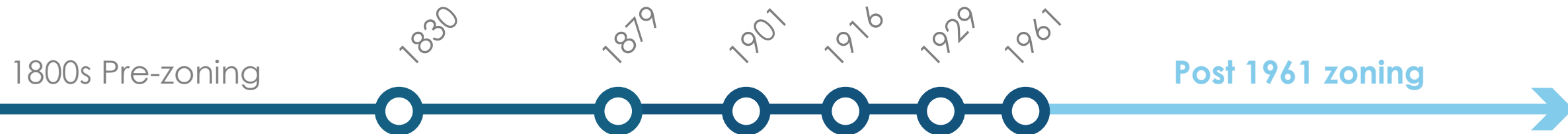
Public Realm



**Affordable
Housing**



**Resiliency &
Sustainability**



How does DCP work with community boards?

NYC DCP: Brooklyn Office (Downtown Brooklyn)

20+ Planners and Urban Designers are here to work with you!

- Community Engagement and Events
 - Listen & Learn, Drawing & Mapping, Case Studies
- Urban Design and Development
- Zoning
- Navigating City Agencies
- Neighborhood Planning
 - 1) Existing conditions – what's going on?
 - 2) Understanding trends – what could happen?
 - 3) Attempt to change the future for the better

16 Court St.
7th Floor



Who plays what role?

Department of City Planning (DCP)



- Mayoral agency made up of civil servants who are trained as planners, urban designers, and researchers
- Neighborhood studies and community planning
- Administers City's land use review process (ULURP)
- Planners and support staff advise CPC on policy and planning issues

Director of Agency



City Planning Commission (CPC)



- Decision-making entity
- 13 appointed commissioners
- Appointed to review and vote on land use actions as part of the City's Uniform Land Use Review Procedure (ULURP)
- All meetings are livestreamed

Chairperson of Commission

Community Board Responsibilities: Land Use & Zoning

NYC Community Boards (CB)



- Engage in Neighborhood Studies & Other Plans
- Advise on Community District Needs & Budget Requests
- Conduct public hearings on land use applications and forward recommendation to CPC & Borough President (BP)

Department of City Planning (DCP)



- Community Board planning liaisons based in each Borough Office
- Planning support for the CD Needs and Budget Request Process
- Technical support and guidance

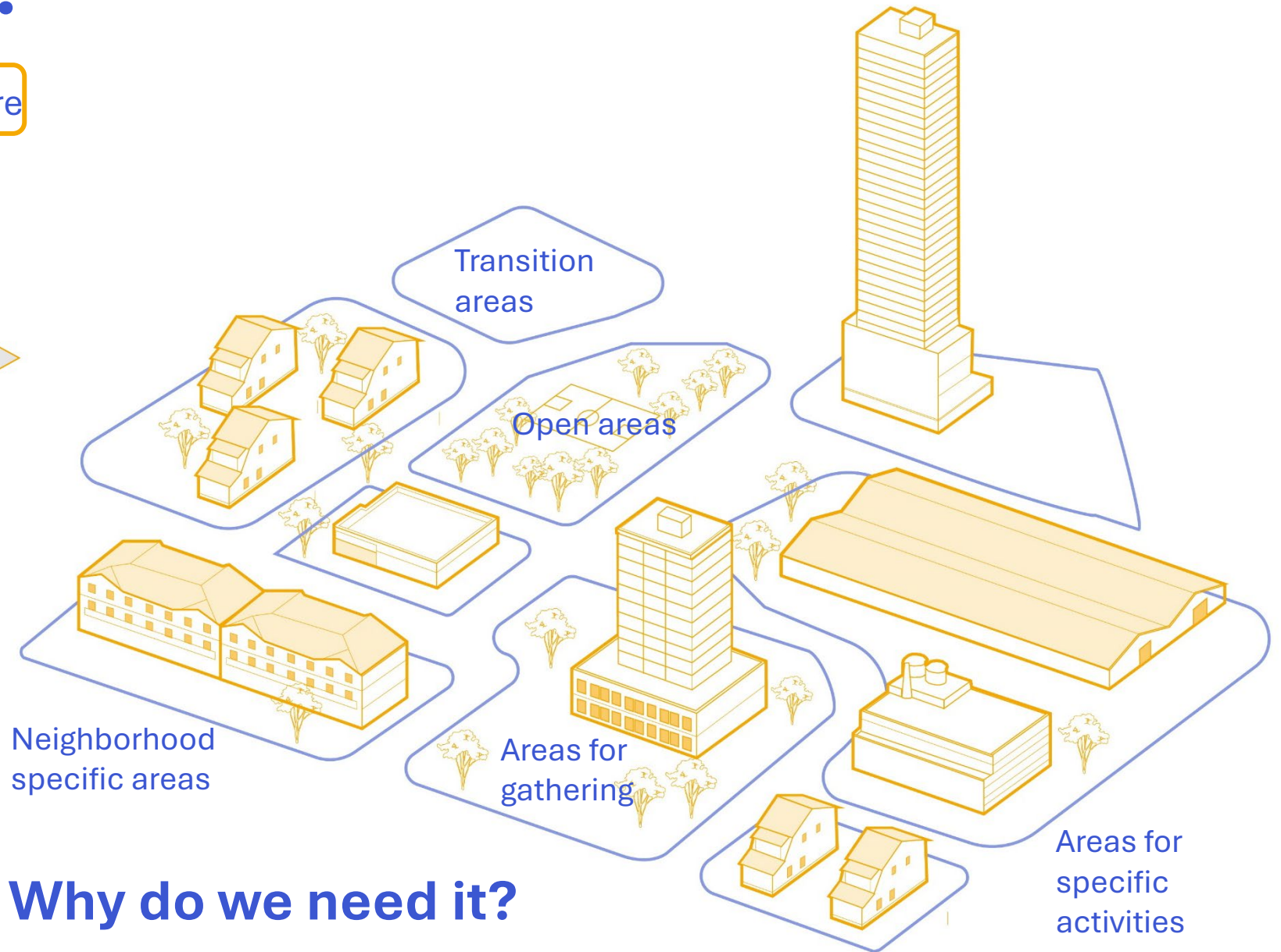
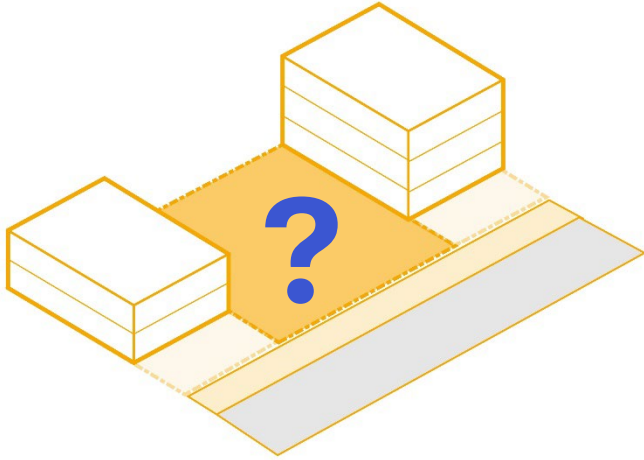
CB 14



Brooklyn Office

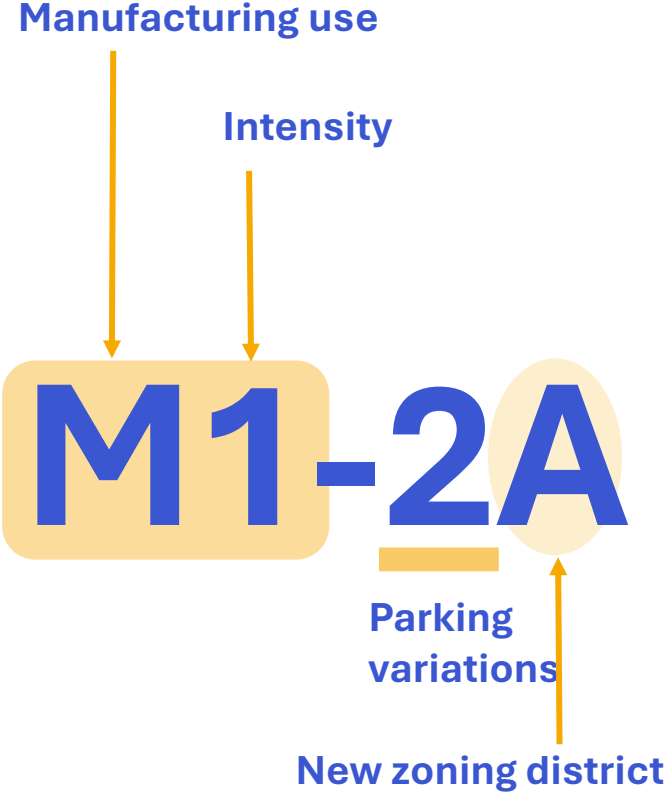
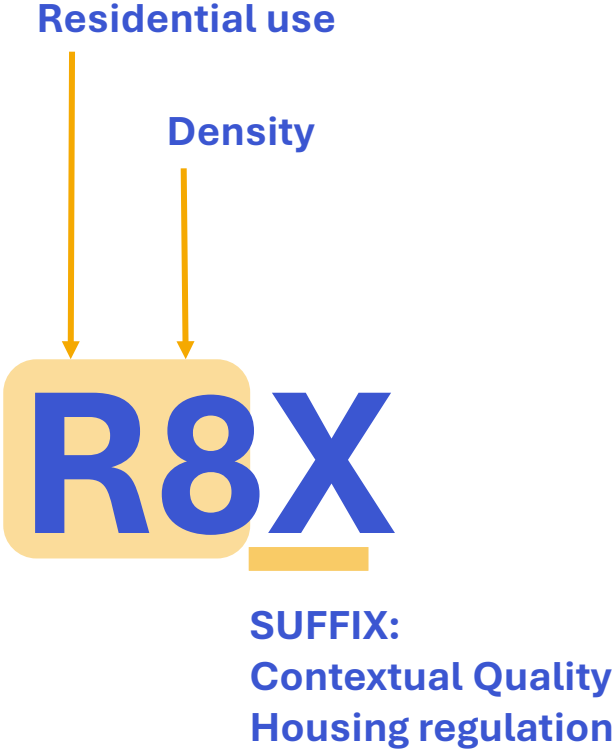
What is Zoning?

What can be built where



Why do we need it?

Reading zoning designations



What does zoning govern?

Zoning District

Use
Neighborhood
character

No. Of
dwelling
units

Parking
requirements
MIH

Building
Envelope

Building
Height

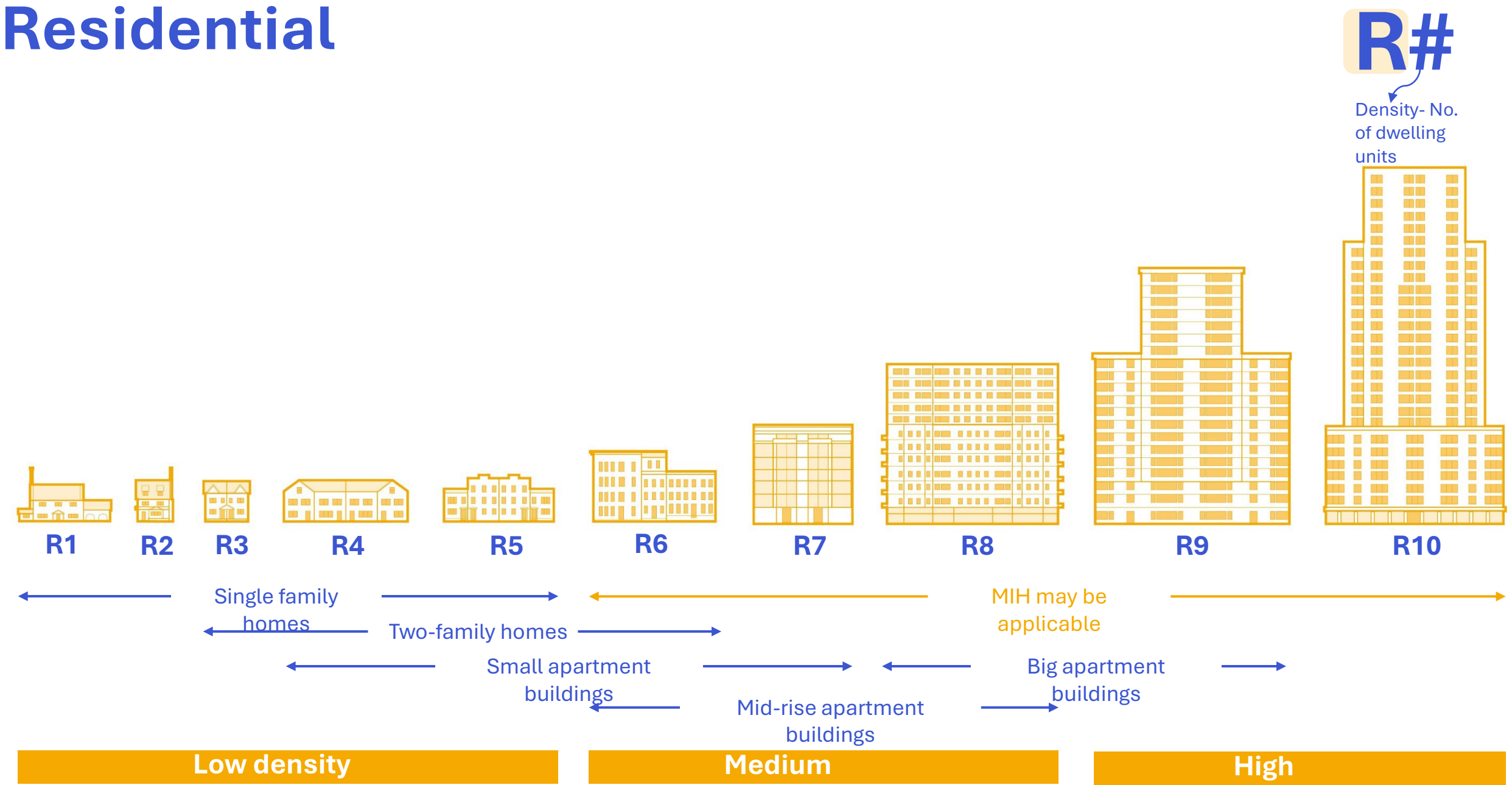
Building
footprint

LAND USE
Type of
building

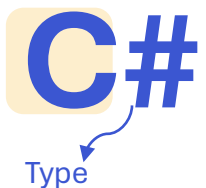
AMENITIES
Associated with use

BUILDING FORM
Shape of building

Residential



Commercial



High bulk
commercial use



**C1-
C2**
Bodegas,
Hair
salons,
Repair

Overlay Waterfront



C3
Boating,
Beaches,
Fishing

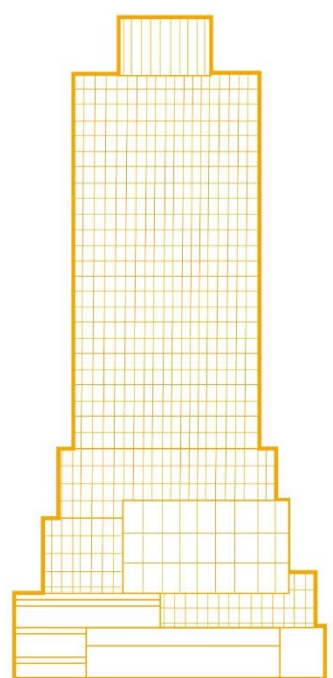


C4
Appliance
store

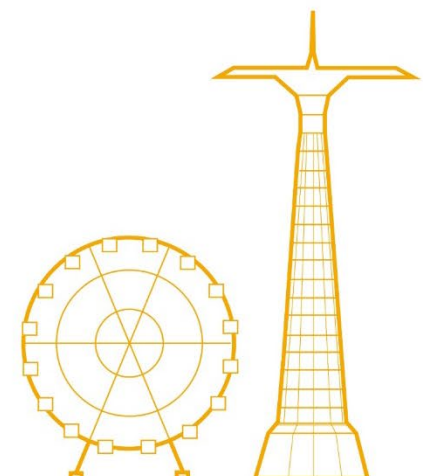


C5
Big offices
Department
stores
Theaters
Hotels

Commercial



C6



C7
Amusement
park

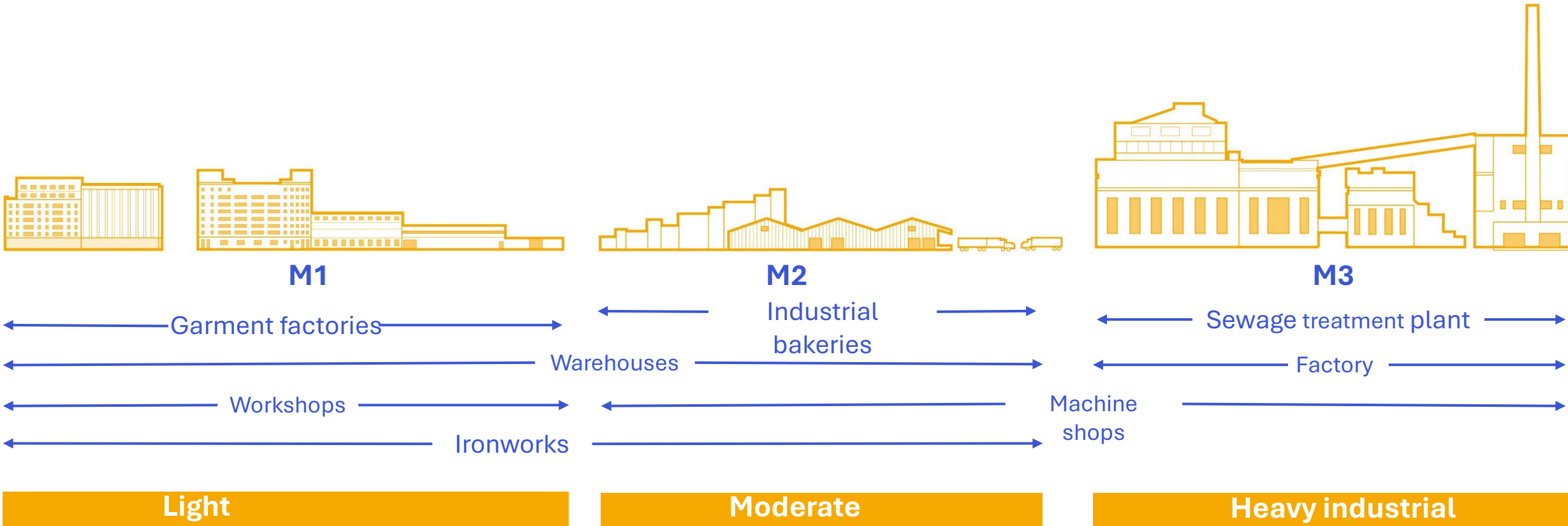
Amusement



C8
Gas station
Car washes

Automotive

Manufacturing



Floor Area Ratio (FAR)

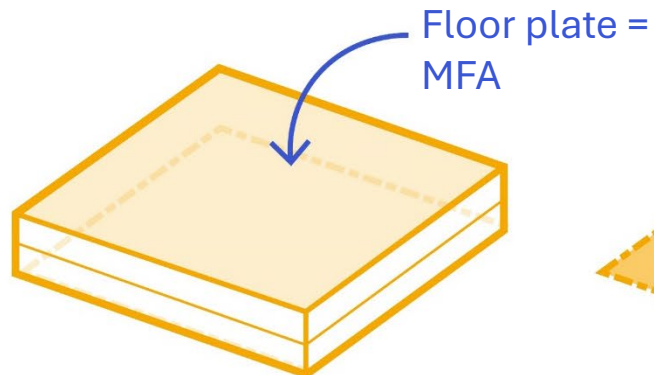
It is the regulation that determines the size of the building. FAR is the ratio of total building floor area to the area of its zoning lot.

$$\text{FAR} = \frac{\text{Zoning floor area}}{\text{Lot area}}$$

How much can I build on my lot?



Maximum floor area = Lot area x FAR



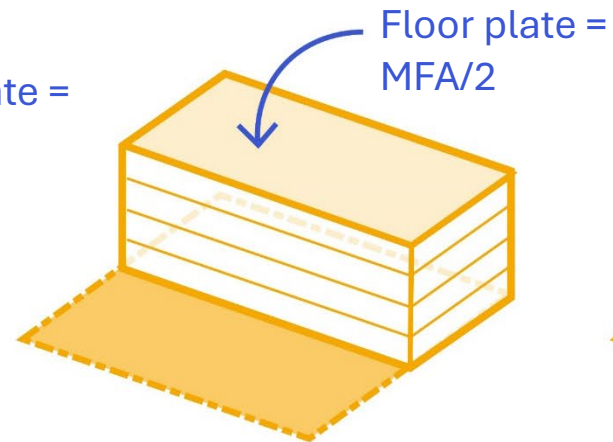
Lot coverage = 100%

Lot coverage

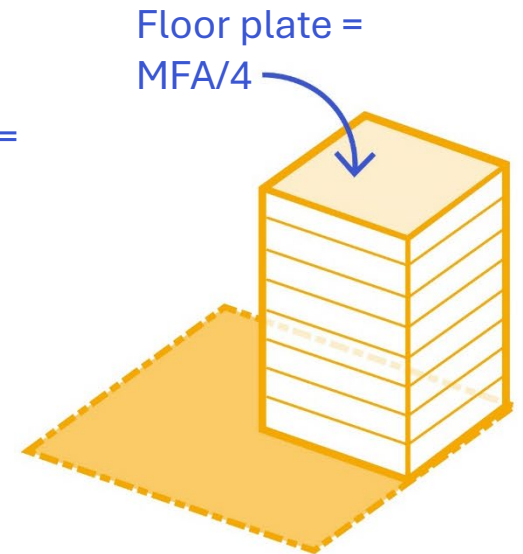
It is that portion of a zoning lot which, when viewed from above, is covered by a building.

$$\text{Lot coverage} = \frac{\text{Building Footprint}}{\text{Lot area}}$$

How much area can I cover?



Lot coverage = 50%



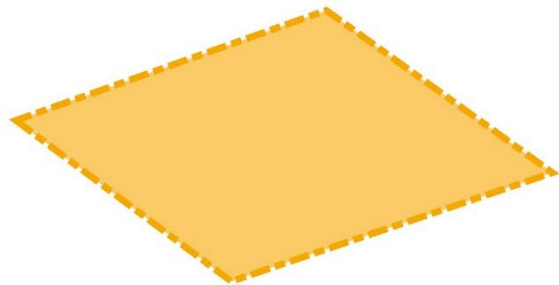
Lot coverage = 25%

Incentive zoning

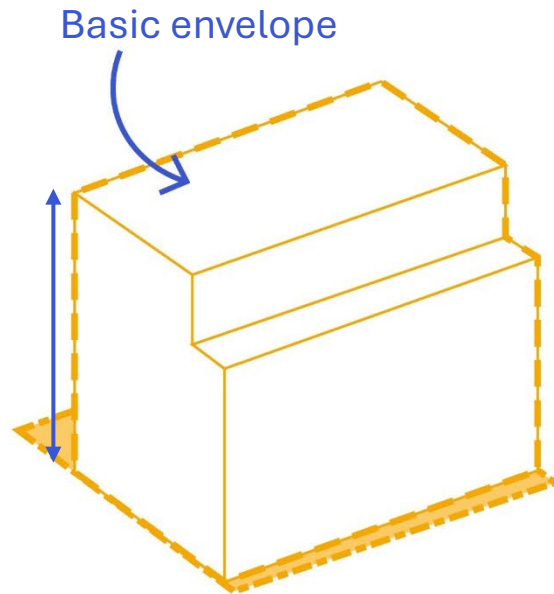
Mandatory Inclusionary Housing (MIH)

Mandatory Inclusionary Housing (MIH) requires 20-30% of housing to be permanently affordable to very low to moderate income residents.

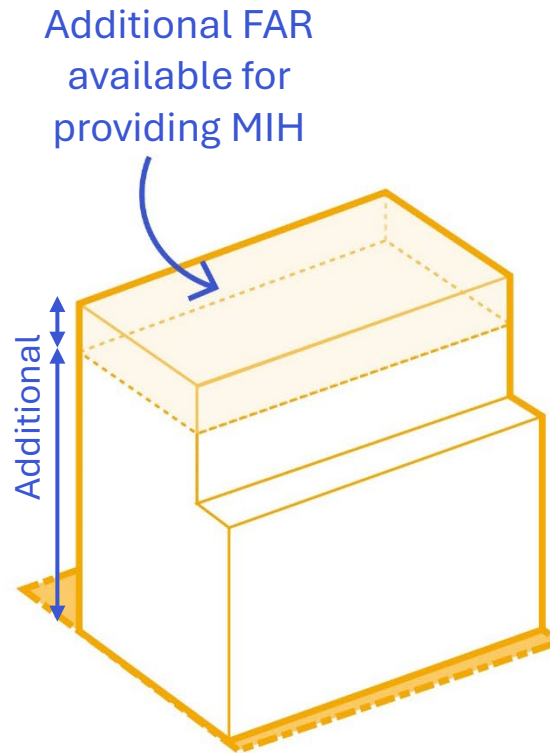
Zoning can require **affordable housing**.



For an MIH mandated site,

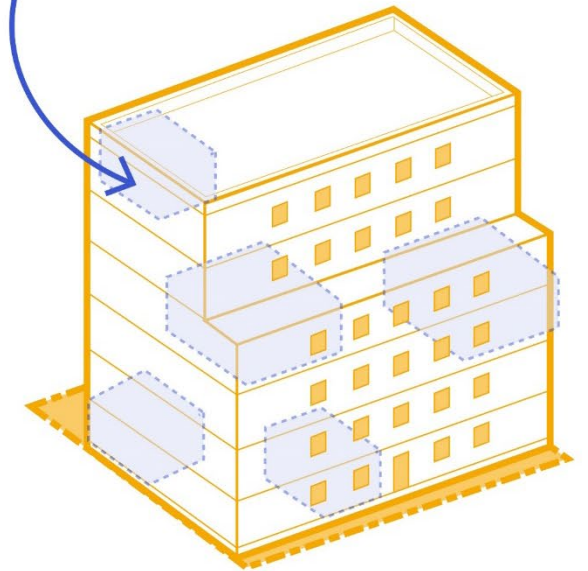


This is how much you could build,



If you provide MIH, you receive an FAR incentive

20-30% of dwelling units will be affordable

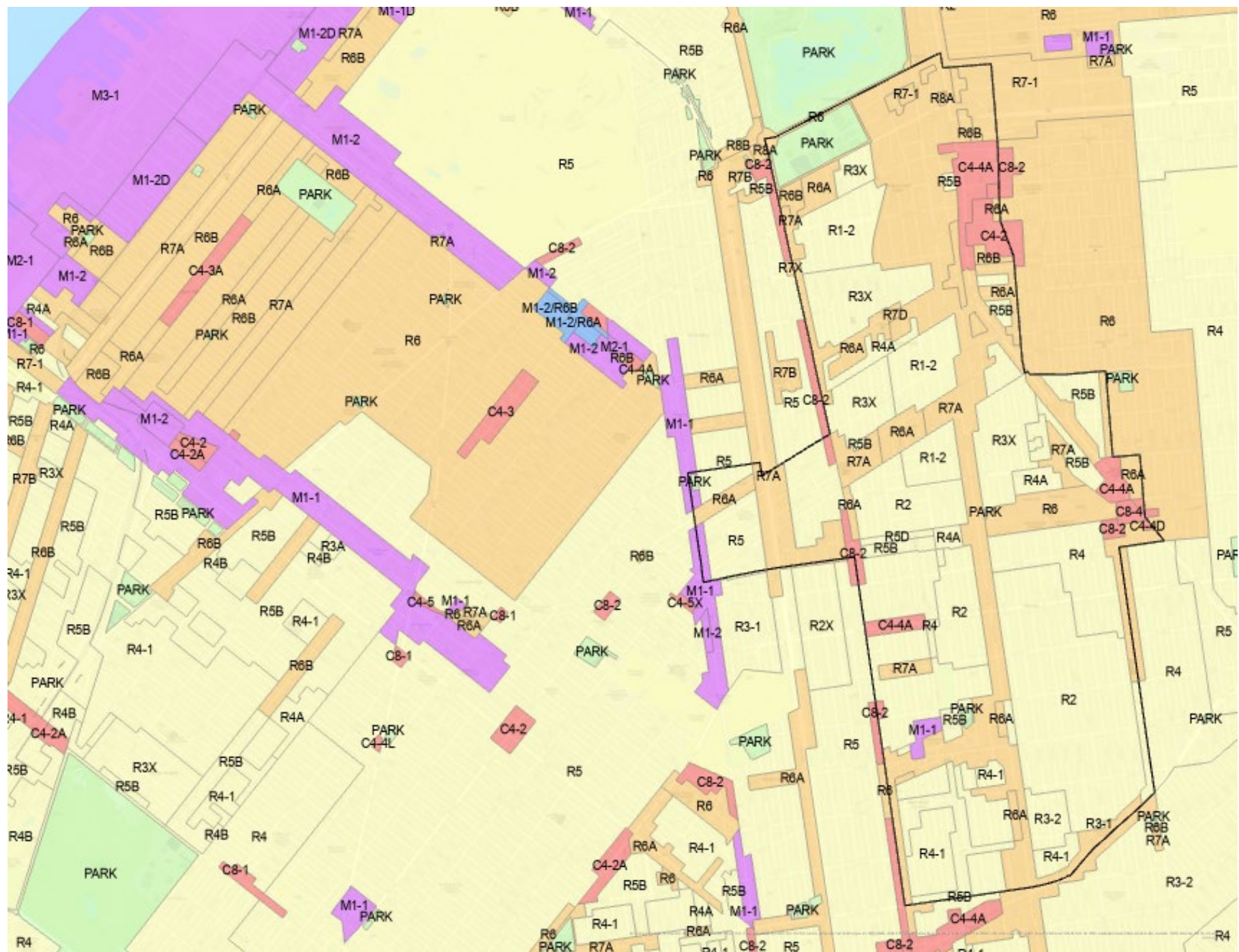


MIH – Additional Info

Requiring new affordable housing with MIH

- **Mandatory Inclusionary Housing (MIH)** is required for any new rezoning that adds substantial residential capacity – permanent, rent stabilized, and income-restricted.
- **Area Median Income (AMI)** requirements are set by "Options" when MIH is mapped, and can be modified by CC during ULURP. Once approved, developers can choose from the available Options:

Unit Size	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	90% AMI	100% AMI
Studio	\$850	\$1,134	\$1,417	\$1,701	\$1,984	\$2,268	\$2,552	\$2,835
One-bedroom	\$911	\$1,215	\$1,518	\$1,822	\$2,126	\$2,430	\$2,733	\$3,037
Two-bedroom	\$1,093	\$1,458	\$1,822	\$2,187	\$2,551	\$2,916	\$3,281	\$3,645
Three-bedroom	\$1,263	\$1,685	\$2,106	\$2,527	\$2,948	\$3,370	\$3,791	\$4,212



Zoning 101: How zoning works

A Residentially zoned area of CB14 (R3-X)



Zoning 101: How zoning works

A Residentially zoned area of CB14 (R7A)



Zoning 101: How zoning works

A Commercially zoned area of CB14 (C4-4A)



Zoning 101: How zoning works

A Commercially zoned area of CB14 (C8-2)



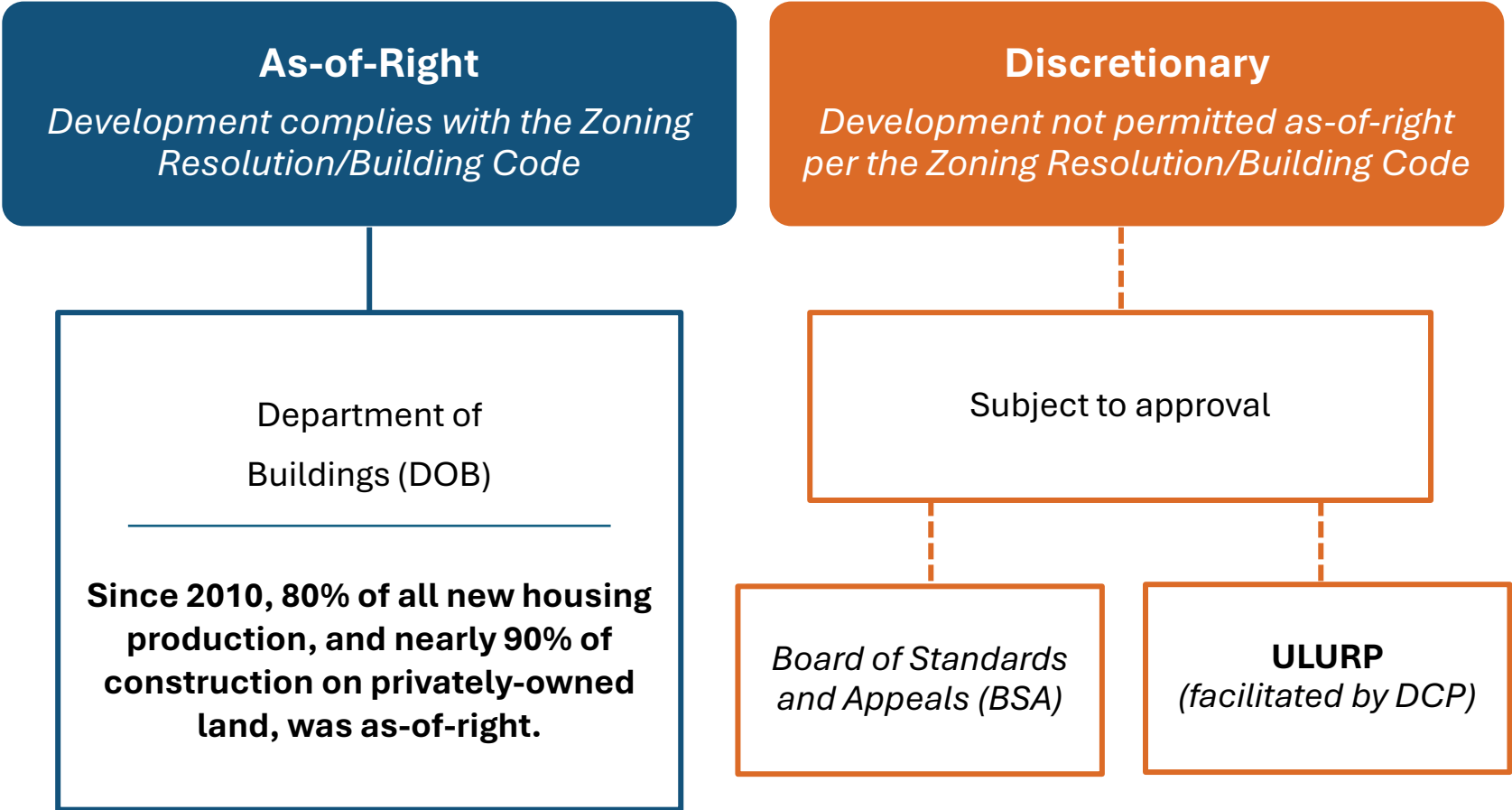
Zoning 101: How zoning works

A Manufacturing zoned area of CB14 (M1-1)



How does Zoning inform development in the city?

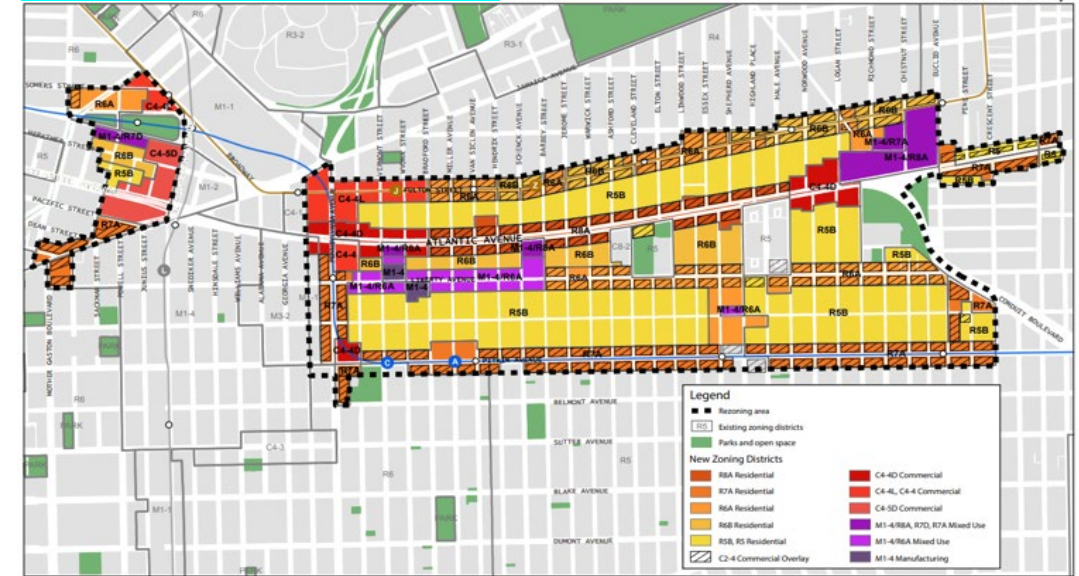
In New York City, there are two pathways for development:



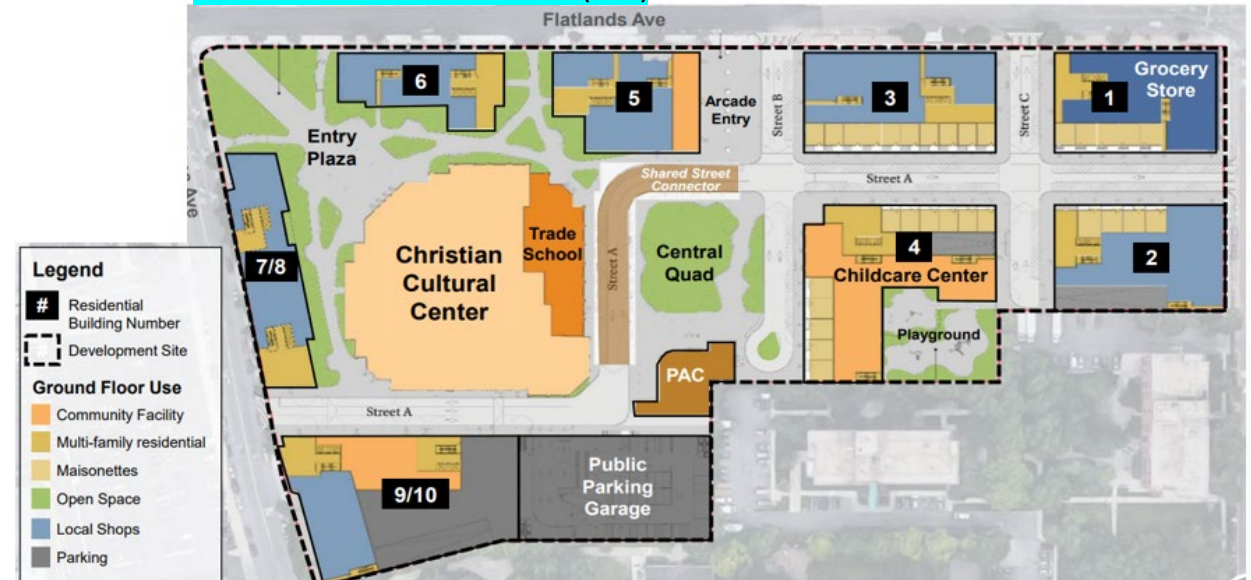
Public vs. Private Land Use Applications

- **Public:** Initiated by the city supporting broader policy goals
 - East New York Neighborhood Rezoning 2016
- **Private:** Initiated by private developers for specific development proposals
 - Innovative Urban Village/East New York Christian Cultural Center (CCC)
- **Both** types of applications involve public review and input (ULURP)

East New York Neighborhood Rezoning 2016



New York Christian Cultural Center (CCC)



Public Review: ULURP

ULURP

UNIFORM LAND USE REVIEW PROCEDURE

THE DEPARTMENT OF CITY
PLANNING CERTIFIES WHEN
APPLICATIONS ARE COMPLETE &
READY FOR PUBLIC REVIEW

CERTIFICATION

**COMMUNITY
BOARDS**

**BOROUGH
PRESIDENT**

**CITY PLANNING
COMMISSION**

CITY COUNCIL

- When the land use application and the environmental review is complete, the formal public review can begin.
- The NYC City Charter identifies specific zoning actions and mandates their formal public review and required deadlines that must be met.

PROPOSAL



FINAL VOTE

Public Review: Community Boards

ULURP

UNIFORM LAND USE REVIEW PROCEDURE

CERTIFICATION

**COMMUNITY
BOARDS**

**BOROUGH
PRESIDENT**

**CITY PLANNING
COMMISSION**

CITY COUNCIL

COMMUNITY BOARDS
REVIEW APPLICATION &
HOLD PUBLIC HEARING,
ISSUE RECOMMENDATION
(60 Days)

PROPOSAL



FINAL VOTE

Public Review: Borough President



Public Review: City Planning Commission (CPC)

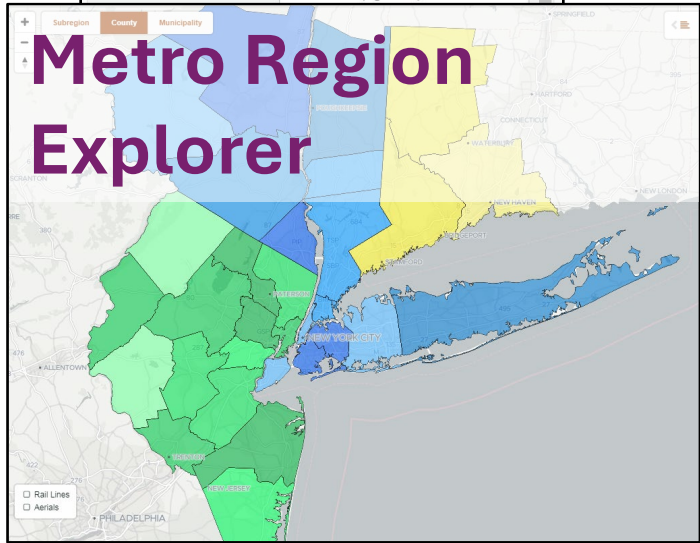
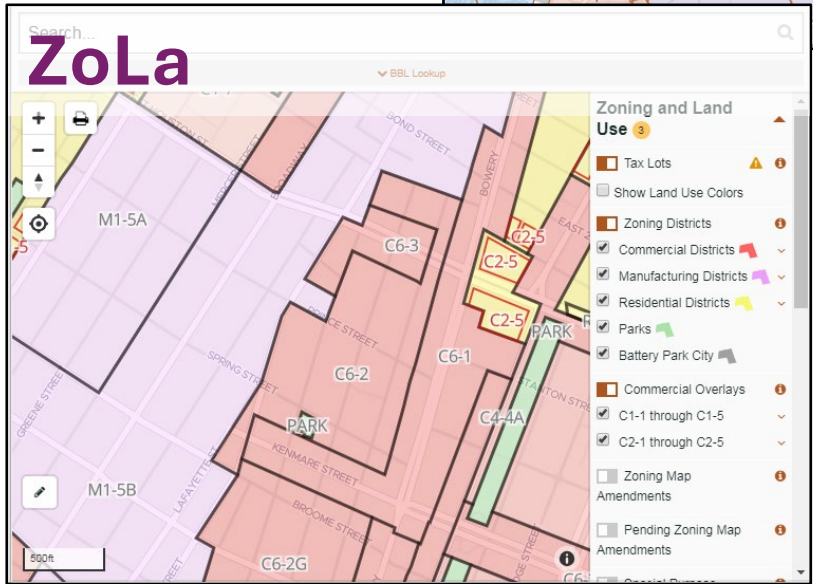
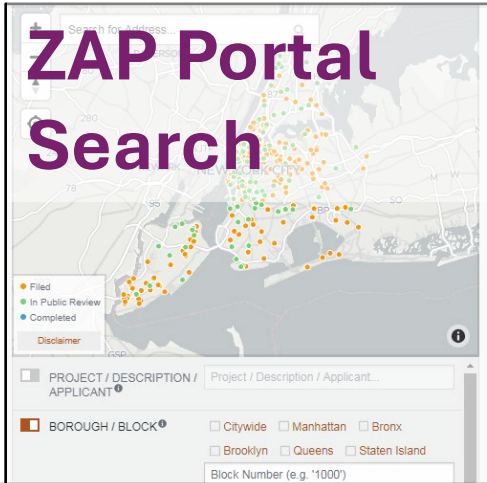
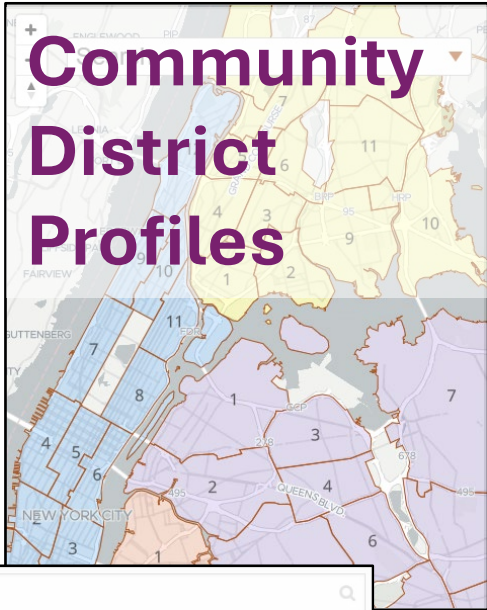
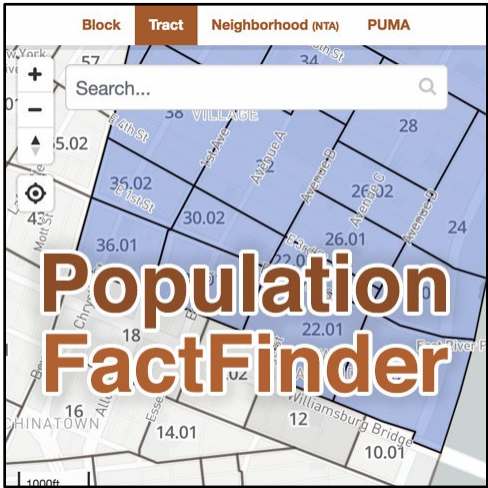


PROPOSAL —————→ **FINAL VOTE**

Public Review: City Council



DCP Resources Available on Our Website



Today's Agenda

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