

## **Preface**

New York is big, diverse and complex. It is an old city that is constantly changing. The Zoning Resolution reflects the city's diversity and, of necessity, its complexity. At its best, zoning imposes order on our urban landscape, an order that respects the past even as it looks toward the future.

The Zoning Handbook is a guide to the zoning regulations enacted by the New York City Planning Commission, together with the New York City Council and its predecessor, the Board of Estimate. This edition of the handbook, first issued in 1973, introduces a number of important zoning concepts and recently enacted zoning changes—waterfront zoning, new contextual zoning districts, new growth management techniques, and new approaches to the mix of land uses—among other advances in our rapidly changing city.

Zoning should be intelligible to all New Yorkers, not just to land use specialists and zoning experts. It is our purpose to make zoning more accessible—to help New Yorkers understand the basic concepts of zoning and how to apply them. The handbook can be helpful to both the novice and the professional but it should not be used as a substitute for the Zoning Resolution itself. When in doubt, consult the Zoning Resolution.

Above all, the handbook is intended to help the citizens of New York understand and participate in the planning process.

A handwritten signature in black ink, appearing to read "A.M. Burden", with a long, sweeping horizontal line extending to the right.

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**New York City Department of City Planning**  
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