

Zoning Handbook, 2011 Edition

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The Zoning Resolution reflects this complexity and presents a framework for development that builds on the unique qualities of each of those neighborhoods. Zoning is the language of the physical city: it is a three-dimensional blueprint for what any area of the city can become. For the last eight years, zoning has been an instrumental tool in helping us ensure the sustainable growth of New York City by encouraging development in areas well-served by mass transit. We have continued to fine-tune the Zoning Resolution to make it more versatile and responsive, to better address issues of neighborhood character and social equity as well as to help promote investment in the city's future.

We have expanded our 'zoning toolbox' by adding new zoning districts tailored to individual communities and have endeavored to improve the public realm by creating new design guidelines for waterfront public access and public plazas to guarantee that they are inviting and well used. Underlying all of City Planning's efforts has been a focus on the human scale of the city, and we have tried to achieve this through the integration of urban design with zoning.

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Zoning Handbook, 2011 Edition

FOR IMMEDIATE RELEASE

February 3, 2011

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CITY PLANNING RELEASES THE NEW ZONING HANDBOOK, THE ULTIMATE GUIDE TO NYC ZONING

Zoning Toolbox for a Livable City

February 3, 2011 – City Planning Commissioner Amanda M. Burden today announced the release of the new edition of the Zoning Handbook, the ultimate guide to understanding zoning in New York City. With zoning and land use at the forefront of Mayor Bloomberg's agenda for sustainable growth, the Handbook is a must-read for all to understand how City Planning is using zoning to shape the City's future by building on the unique qualities of its neighborhoods. The Handbook describes City Planning's expanded toolbox of new zoning designations and regulations tailored to individual communities, including changes that have been used to promote development in areas well served by mass transit, biking, improved streetscape, public space and waterfront public park design, cleaner air and water, and better access to fresh food for underserved areas. This edition of the Zoning Handbook contains more than 20 new zoning designations and Special Districts with annotated diagrams, photographs and easily understandable charts to help demystify New York City's Zoning Resolution, which City Planning continues to fine-tune to make it more versatile and responsive to community concerns. The Zoning Handbook furthers the Bloomberg Administration's commitment to increasing transparency, streamlining and simplifying government processes, and improving customer service.

Commissioner Burden said, "Zoning is the language of the city, it is a three-dimensional blueprint for what any area of the city can become. After City Planning released the Zoning Handbook in 2005, I was thrilled to see so many New Yorkers at community meetings with dog-eared copies of the trademark bright orange Handbook. The Handbook is designed to be readable, entertaining and informative. It empowers communities by helping them understand zoning and making them better advocates for their neighborhoods. Cities never stand still, nor should zoning. I am proud to release this new edition of the Handbook which will be a tool for all New Yorkers."

In the last nine years, zoning has been reinvented to embody smart growth and sustainable principles while addressing a range of goals as diverse as New York City's neighborhoods. Increases in density have been directed to transit-oriented locations to create walkable communities that offer a variety of retail, service, community facility and employment opportunities. This comprehensive approach is focused on using zoning to help provide all New Yorkers with choices, facilitate healthier lifestyles, green our city with cleaner land, water and air, and advance PlaNYC, Mayor Bloomberg's vision for a greener, greater New York.

During the Bloomberg Administration, more than 9,400 blocks – equal to one-fifth of the city – have been rezoned. City Planning has continued to fine-tune the Zoning Resolution to better address issues of neighborhood character and social equity as well as to help promote investment in the city's future. City Planning has added new zoning designations tailored to the unique character of individual communities and new design guidelines intended to improve the public realm with waterfront parks and public plazas that will be inviting and well used. Under-lying all of City Planning's efforts has been a focus on the human scale of the city through the integration of urban design with zoning.

With new color photos and graphics to illustrate which building types are permitted under the city's different zoning designations, a new chapter on the many zoning tools now available, an updated glossary and other useful information, the Handbook reflects the complexities of and recent refinements to the city's Zoning Resolution. Everyone connected with land use issues in the city -- architects, attorneys, real estate brokers, contractors, students, homeowners and the general public – can benefit from the Handbook. The new Handbook is being distributed to elected officials and all 59 community boards to assist them in their role in the land use review process. It will be available in public libraries and is for sale for \$35 through the Department of City Planning's (DCP) bookstore at 22 Reade Street in Manhattan. Alternately, visit the DCP website at www.nyc.gov/planning for information on how to order the 2011 Handbook. The book is discounted to \$25 for students and bulk orders. What's new in this edition of the Handbook:

- A Zoning Tools chapter that focuses on new and revised zoning initiatives, such as Waterfront Design Guidelines to foster inviting public spaces at the water's edge. It also outlines the unique FRESH Food Stores initiative to promote new neighborhood grocery stores in under-served areas, explains regulations in the new Lower Density Growth Management areas and provides information about the Inclusionary Housing Program, an incentive which is a key component of the City's efforts to create and preserve affordable housing.
- Details about requirements for landscaping parking lots and providing secure bicycle parking in new buildings.
- A chart that explains the public land use review process.
- Details about six new zoning designations developed since the last Handbook to manage growth and preserve the character of neighborhoods.
- Information on 16 new Special Districts, including the St. George District on Staten Island, the Harlem River Waterfront Special District in the Lower Concourse and the Coney Island Mixed-Use District, as well as the Special West Chelsea District which facilitated the preservation of the High Line, New York's most exciting new park, and development of a new residential neighborhood.
- Updates for all zoning designations regarding new parking and streetscape requirements.
- A signs chapter with a simple chart that clearly indicates what size and type sign can be erected where.
- An expanded glossary with more illustrations now located at the end of the book for easy reference.

For more information about the Zoning Resolution, to view zoning maps, information on the land use review process, or to mail-order a copy of the Handbook, please visit www.nyc.gov/planning. DCP plans to incorporate elements of the new Zoning Handbook on its web site in coming months.

Department of City Planning

The Department of City Planning (DCP) promotes strategic growth, transit-oriented development, and sustainable communities in the City, in part by initiating comprehensive, consensus-based planning and zoning changes for individual neighborhoods and business districts, as well as establishing policies and zoning regulations applicable citywide. It supports the City Planning Commission and each year reviews more than 500 land use applications for actions such as zoning changes and disposition of City property. The Department assists both government agencies and the public by providing policy analysis and technical assistance relating to housing, transportation, community facilities, demography, waterfront and public space.

Zoning Handbook

2011 Edition

NYC™ PLANNING
DEPARTMENT OF CITY PLANNING CITY OF NEW YORK

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Preface

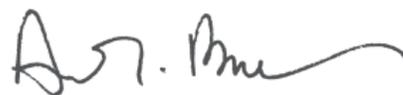
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**Amanda M. Burden, FAICP, Director
New York City Department of City Planning
January 2011**

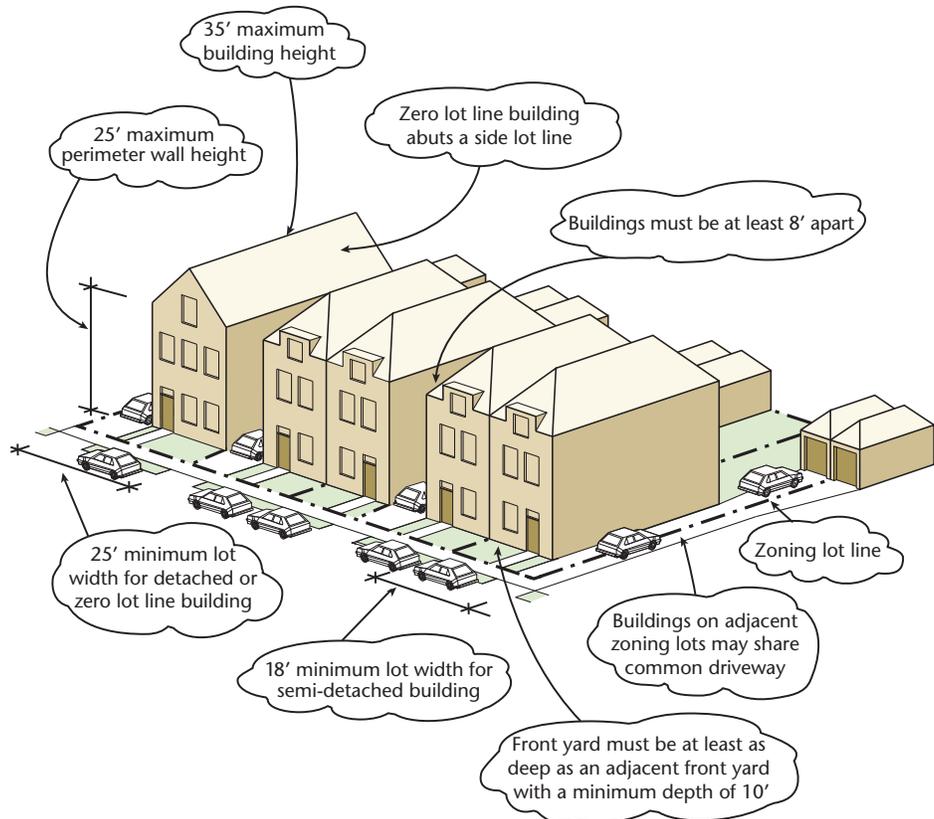
R4-1

R4-1 contextual districts, like R3-1 districts, permit only one- and two-family detached and semi-detached houses. Despite a narrower minimum lot width of 25 feet for detached homes, houses in R4-1 districts tend to be larger than those in R3-1 districts because of the higher **floor area ratio (FAR)** of 0.75 plus an **attic allowance**. The **perimeter wall** may rise to 25 feet, compared to 21 feet in R3-1 districts, before sloping or being set back to a maximum building height of 35 feet. Sections of Middle Village in Queens and Bay Ridge in Brooklyn are R4-1 districts.

Two side yards that total eight feet must be provided for a detached residence. There is no minimum width for each side yard but there must be eight feet between buildings on adjacent zoning lots. One four foot side yard is required for each semi-detached residence, which must be on a lot at least 18 feet wide. **Zero lot line buildings**, permitted in R4-1 districts, require only one eight foot side yard. Front yards must be at least 10 feet deep and at least as deep as an adjacent front yard but need not exceed a depth of 20 feet. Parking must be within the side or rear yard or in a garage. An in-house garage is permitted within a semi-detached house, or in a detached house if the lot is 35 feet or wider. One off-street parking space is required for each dwelling unit.



Middle Village



Bay Ridge

Single- and Two-Family Detached and Semi-Detached Residences

R4-1 ¹	Lot Width (min)	Lot Area (min)	FAR (max)	Front Yard (min)	Rear Yard (min)	Side Yards ⁴ (min)			Building Height/Perimeter Wall (max)	Required Parking (min)
						#	Total	Each		
Detached	25 ft	2,375 sf	0.75 ²	10 ft ³	30 ft	2	8 ft	na	35 ft/25 ft	1 per dwelling unit
Semi-detached	18 ft	1,700 sf				1	4 ft	na		

¹ Regulations may differ in Lower Density Growth Management Areas

² FAR may be increased up to 20% for attic allowance

³ Front yard must be at least as deep as an adjacent front yard with a minimum depth of 10 feet

⁴ Zero lot line buildings require only one side yard at least 8 feet wide; minimum of 8 feet required between buildings on adjacent zoning lots

R8X

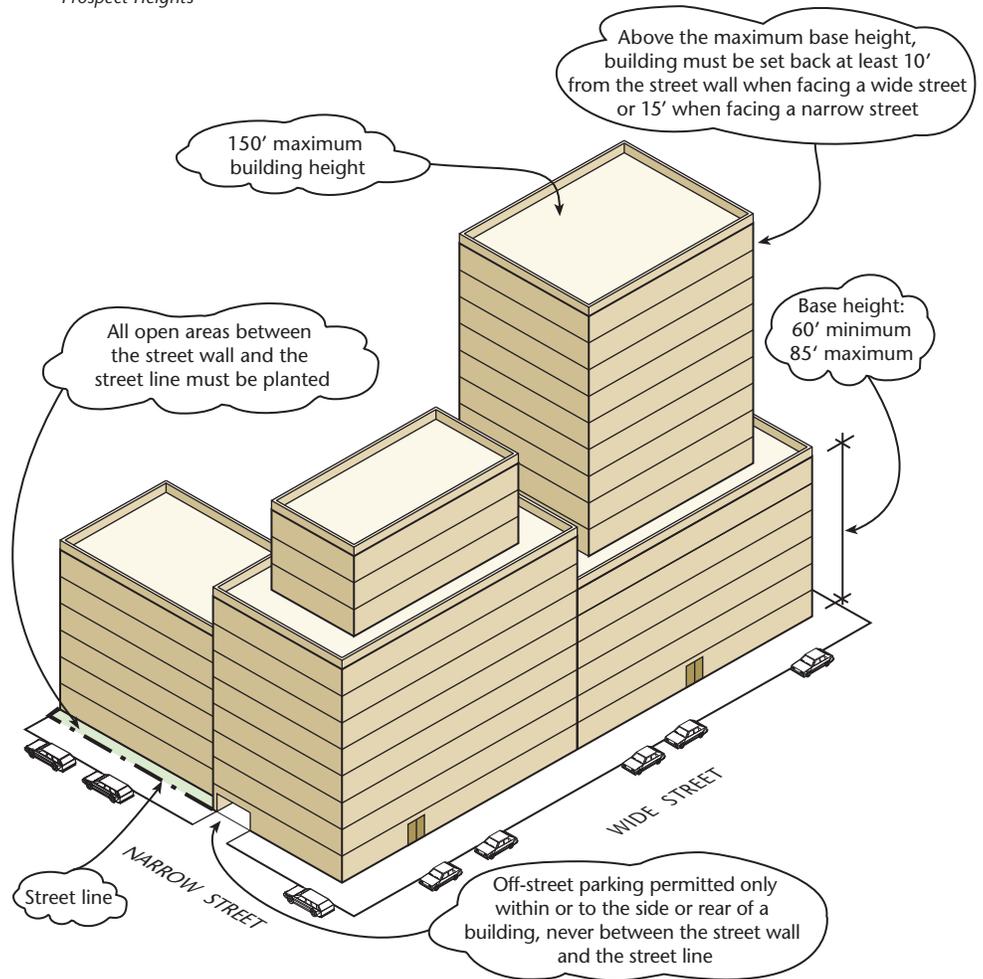
R8X contextual districts are governed by **Quality Housing** bulk regulations. R8X districts are similar to R8A districts but permit a higher building height that typically produces 14- to 16-story apartment buildings that replicate the **building envelope** of the older, traditional buildings in Prospect Heights and Park Slope that surround Grand Army Plaza.

The **floor area ratio (FAR)** in R8X districts is 6.02. Above a **base height** of 60 to 85 feet, the building must set back to a depth of 10 feet on a **wide street** and 15 feet on a **narrow street** before rising to a maximum building height of 150 feet. As in R8A districts, the **street wall** on a wide street must extend along the entire width of the zoning lot and at least 70% of the street wall must be within eight feet of the **street line**. Buildings must have interior amenities for residents pursuant to the Quality Housing Program.

Off-street parking is not allowed in front of a building. Parking is required for 40% of dwelling units, and it can be waived if 15 or fewer spaces are required or if the zoning lot is 10,000 square feet or less.



Prospect Heights



R8X General Residence District						
R8X	FAR (max)	Lot Coverage (max)		Base Height (min/max)	Building Height (max)	Required Parking ¹ (min)
		Corner Lot	Interior/Through Lot			
	6.02	80%	70%	60–85 ft	150 ft	40% of dwelling units

¹ 20% if zoning lot is between 10,001 and 15,000 square feet; waived if zoning lot is 10,000 square feet or less, or if 15 or fewer spaces required, except in Brooklyn

C6

C6 districts permit a wide range of high-bulk commercial **uses** requiring a central location. Most C6 districts are in Manhattan, Downtown Brooklyn and Downtown Jamaica; a C6-3D district is mapped in the Civic Center area of the Bronx. Corporate headquarters, large hotels, department stores and entertainment facilities in high-rise **mixed buildings** are permitted in C6 districts.

C6-1, C6-2 and most C6-3 districts, typically mapped in areas outside central business cores, such as the Lower East Side and Chelsea, have a commercial **floor area ratio (FAR)** of 6.0; the C6-3D district has an FAR of 9.0. C6-4 through C6-9 districts, typically mapped within the city's major business districts, have a maximum FAR of 10.0 or 15.0, exclusive of any applicable bonus. Floor area may be increased by a bonus for a **public plaza** or **Inclusionary Housing**.

C6-2A, C6-3A, C6-3X and C6-4A are contextual districts with maximum building heights. C6-3D and C6-4X districts allow towers above a building base; special rules determine the tower's height and articulation. All other C6 districts allow towers to penetrate a **sky exposure plane** and do not require a contextual base.

C6 districts are widely mapped within special districts. C6-4.5, C6-5.5, C6-6.5 and C6-7T districts are mapped only within the Special Midtown District and have unique floor area ratios and bonus rules. C6-1G, C6-2G, C6-2M and C6-4M districts are mapped in Chinatown and Chelsea and in the Special Garment Center District, and have rules for the conversion of non-residential space to residential use.

C6 districts are well served by mass transit, and off-street parking is generally not required, except within the C6-3D district.



Midtown

C6 Commercial Districts

	C6-1	C6-1A	C6-2	C6-2A	C6-3	C6-3A	C6-3D	C6-3X	C6-4	C6-4A	C6-4X	C6-5	C6-6	C6-7	C6-8	C6-9
Commercial FAR	6.0 ⁴	6.0 ⁴	6.0 ⁴	6.0	6.0 ⁴	6.0	9.0	6.0	10.0 ⁴	10.0	10.0 ⁴	10.0 ⁴	15.0 ⁴	15.0 ⁴	10.0 ⁴	15.0 ⁴
Residential FAR	0.87–3.44 ¹	0.78–2.43 ^{2,5}	0.94–6.02 ^{3,5}	6.02 ⁵	0.99–7.52 ⁵	7.52 ⁵	9.0 ⁵	9.0	10.0 ^{4,5}	10.0 ⁵	10.0 ⁵	10.0 ^{4,5}	10.0 ⁵	10.0 ⁵	10.0 ^{4,5}	10.0 ⁵
Residential District Equivalent	R7	R6	R8	R8A	R9	R9A	R9D	R9X	R10	R10A	R10X	R10	R10	R10	R10	R10

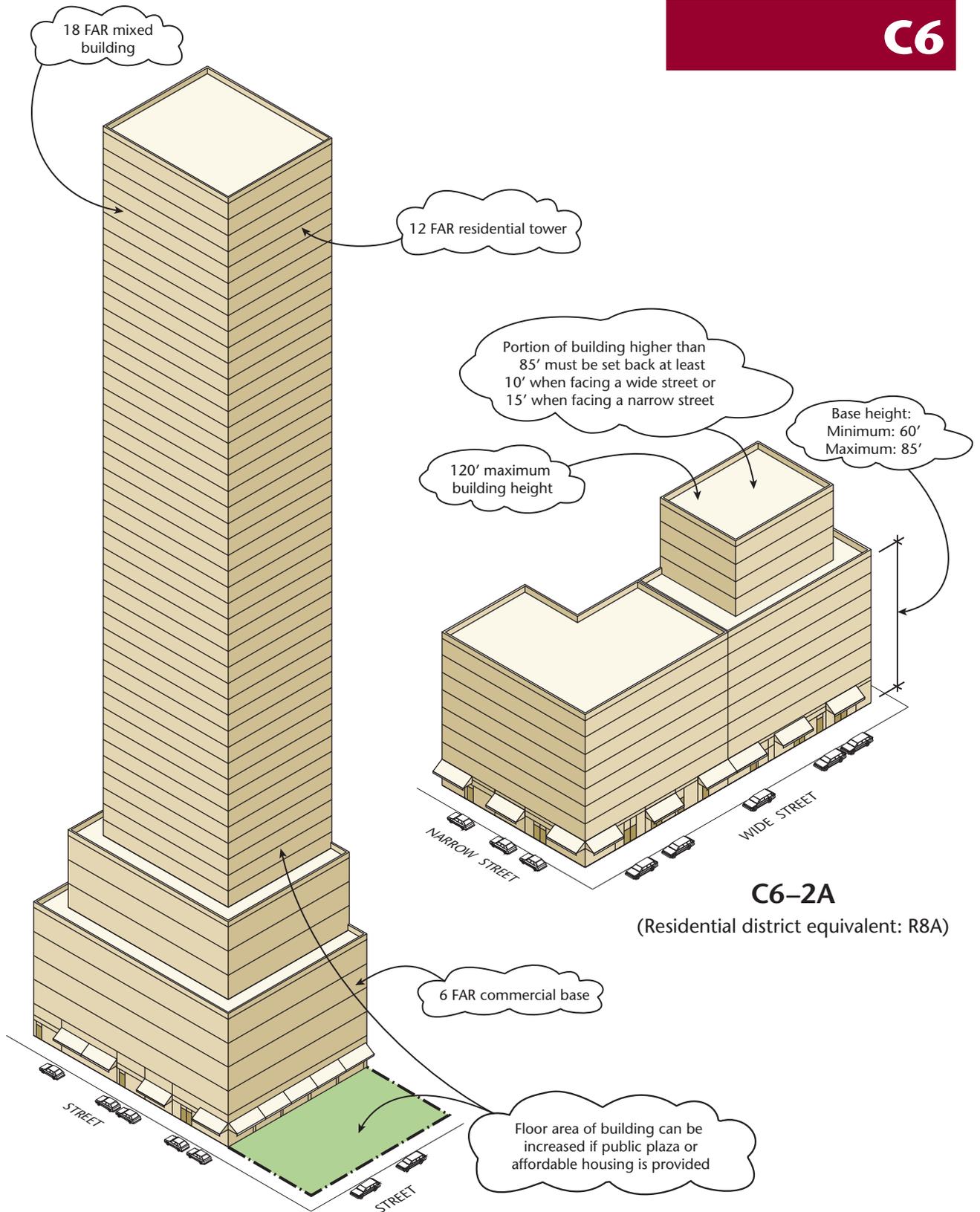
¹ 4.0 FAR on wide streets outside the Manhattan Core under Quality Housing Program

² 3.0 FAR on wide streets outside the Manhattan Core under Quality Housing Program

³ 7.2 FAR on wide streets outside the Manhattan Core under Quality Housing Program

⁴ FAR bonus of up to 20% for a public plaza

⁵ Increase in FAR with Inclusionary Housing Program bonus



C6-6
(Residential district equivalent: R10)

C6-2A
(Residential district equivalent: R8A)

INCLUSIONARY HOUSING PROGRAM

The *Inclusionary Housing Program (IHP)* promotes economic integration in areas of the City undergoing substantial new residential development by offering an optional floor area *bonus* in exchange for the creation or preservation of affordable housing, on-site or off-site, principally for low-income households.

The Inclusionary Housing Program requires a percentage of the dwelling units within a building to be set aside, or new or rehabilitated affordable units be provided off-site within the same community district or within one-half mile of the bonused development. All affordable residential units created through the Inclusionary Housing Program must remain permanently affordable. Affordable apartments may be rental units or, under modifications made to the program in 2009, available in an ownership plan.

In the Special Hudson Yards District, the Special West Chelsea District and in designated areas mapped on First Avenue between East 35th and East 41st Streets in Manhattan, and along the Greenpoint-Williamsburg waterfront in Brooklyn, a percentage of units may be set aside for moderate- or middle-income households if a greater percentage of affordable units is provided. All bonus floor area must be accommodated within the height and setback provisions of the underlying zoning district.



IHP building in Williamsburg

There are now two programs eligible to achieve the IHP bonus: the *Inclusionary Housing R10 Program* and the *Inclusionary Housing designated areas Program*.

R10 Program

The original Inclusionary Housing Program was created in 1987 for high density R10 districts and commercial districts with R10 *density*, where it remains applicable today. New developments that provide affordable housing in eligible R10 districts receive a floor area bonus of up to 20 percent of the maximum permitted residential floor area, increasing the maximum *floor area ratio (FAR)* of 10.0 to 12.0.

For each square foot of floor area dedicated to affordable housing, the development can receive between 1.25 and 3.5 square feet of bonus floor area, depending on whether the affordable housing is provided on-site or off-site, through new construction, rehabilitation or preservation of existing affordable housing, and whether public funding is used for financing. Because this program is available only in zoning districts with R10 density, eligible developments have been concentrated in Manhattan.

Designated Areas Program

Building on the success of the R10 Program, the Inclusionary Housing designated areas Program was created in 2005 to encourage the creation and preservation of affordable housing throughout the City in designated areas mapped in medium- and high-density neighborhoods being rezoned to create new housing opportunities.

The base FAR for developments in Inclusionary Housing designated areas is, in most cases, lower than the base FAR allowed in the same zoning district located outside a designated area.

In general, within Inclusionary Housing designated areas, new developments, or enlargements constituting more than 50 percent of existing floor area,

that allocate at least 20 percent of their residential floor area for affordable housing can receive a floor area bonus of 33 percent above the base floor area permitted. This floor area bonus, combined with a variety of housing subsidy programs provides an incentive for the development and preservation of affordable housing.

Inclusionary Housing designated areas are mapped in specified areas of the Bronx, Brooklyn, Manhattan and Queens and are listed by borough and community district in Appendix F of the Zoning Resolution. Designated areas are also mapped within the following special purpose districts: the Special 125th Street District, the Special Clinton District, the Special Coney Island District, the Special Downtown Jamaica District, the Special Garment Center District, the Special Harlem River Waterfront District, the Special Hudson Yards District, the Special Long Island City Mixed Use District, the Special Southern Hunters Point District, the Special Tribeca Mixed Use District and the Special West Chelsea District. Assigned FARs in designated areas within special districts may differ.

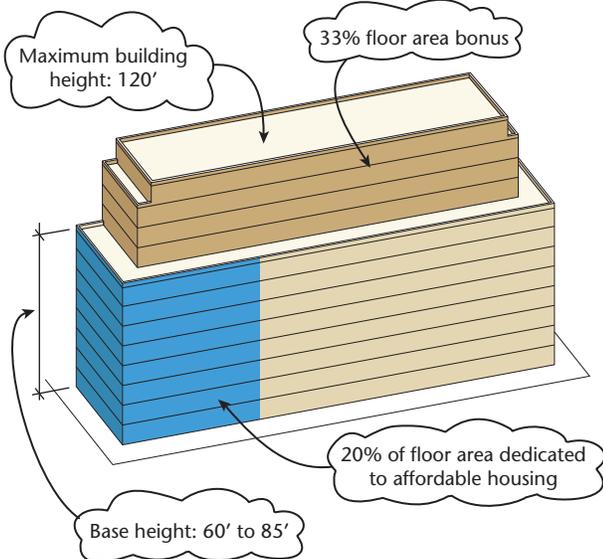
Zoning District	Base FAR in zoning districts that are not designated areas	IH designated areas	
		Base FAR	Maximum FAR with bonus
R6 ¹	2.20	2.20	2.42
R6 ²	3.00	2.70	3.60
R6 ^{2,3}	2.43	2.70	3.60
R6A	3.00	2.70	3.60
R6B	2.00	2.00	2.20
R7-2 ^{1,3}	3.44	2.70	3.60
R7-2 ²	4.00	3.45	4.60
R7A	4.00	3.45	4.60
R7D	4.20	4.20	5.60
R7X	5.00	3.75	5.00
R8 ^{1,3}	6.02	5.40	7.20
R8 ²	7.20	5.40 <td 7.20	
R8A	6.02	6.02	7.20
R9	7.52	6.00	8.00
R9A	7.52	6.50	8.50
R9D	9.00	7.50	10.00
R10	10.00	9.00	12.00

¹ for zoning lots, or portions thereof, beyond 100 feet of a wide street

² for zoning lots, or portions thereof, within 100 feet of a wide street

³ for all zoning lots within the Manhattan Core

Example of Inclusionary Housing designated area Bonus in an R8A District



A portion of an R8A district mapped along 4th Avenue in South Park Slope in Brooklyn Community District 7 has been mapped as an Inclusionary Housing designated area.

- The base FAR in most R8A districts is 6.02
- The base FAR in an R8A district within an Inclusionary Housing designated area is 5.40
- The maximum FAR for a development that provides affordable housing in an Inclusionary Housing designated area, including the bonus, is 7.20

Using the Inclusionary Housing designated areas Program, the floor area may be increased by 1.25 square feet for each square foot of affordable housing provided, up to the maximum FAR—a bonus of 33 percent for providing 20 percent of affordable housing.

Appendix A

Zoning Analyses

Each zoning analysis that follows illustrates the way in which the *use*, *bulk* and parking regulations of a zoning district would guide development of a typical building in that district. The hypothetical examples include: a *semi-detached* residence in an R4-1 district (see page 20 for R4-1 regulations); a *height factor* building in an R6 district (page 28); a *Quality Housing* apartment building in an R6A district (page 30); an optional Quality Housing mixed residential/community facility building in an R7-1 district (page 33); an office *tower* in a C5-5 district (page 62); and a one-story industrial building in an M1-1 district (page 70).

ZONING ANALYSIS 1

A Typical Building in an R4-1 District

A builder plans to construct two semi-detached houses on two adjacent 25 by 100 foot *interior zoning lots* in an R4-1 district. Both semi-detached houses would share a common zoning lot line and be mirror images of each other. (This analysis and all calculations that follow refer to a single building.)

The base *floor area ratio (FAR)* in an R4-1 district is 0.75. However, the maximum FAR would be 0.90 because the builder plans to make use of the *attic allowance* of up to 20 percent of the 0.75 base FAR. Therefore, the floor area of the house would be 2,250 square feet ($0.90 \times 2,500$ sq ft).

There is no maximum *lot coverage* in an R4-1 district; the maximum building dimensions are determined by yard requirements. The rear yard must be at least 30 feet deep to provide adequate light, air and recreational space. The minimum depth of a front yard is 10 feet. If the front yards on the adjacent zoning lots are deeper than 10 feet, the front yard of the new building must be at least as deep as an adja-

cent front yard in order to preserve the traditional building line along the street. (The front yard need not exceed a depth of 20 feet.) Since one adjacent yard is 12 feet in depth and the other 15 feet deep, the builder will provide a front yard that is 12 feet deep; 25 percent of the front yard must be planted. The required side yard for a semi-detached building in an R4-1 district is four feet; eight feet is required between buildings on adjacent zoning lots. Because the house on the adjacent zoning lot is a *zero lot line building* that abuts the side lot line, the side yard of the new building must be a minimum of eight feet wide. Deducting these yard dimensions on a 25 by 100 foot lot, the building footprint would be 986 square feet (17 ft \times 58 ft).

Density, or the maximum number of *dwelling units* permitted on a zoning lot in an R4-1 zone, is determined by a formula in which the maximum permitted floor area on the zoning lot is divided by a factor of 870. In this example, the maximum permitted floor area (2,250 sq ft) is divided by 870 to yield 2.6 dwelling units (fractions equal to or greater than 0.75 can be rounded up). Therefore, no more than two dwelling units are permitted on this zoning lot. (Although only one- or two-family homes are permitted in R4-1 districts, a large zoning lot could theoretically accommodate more than one two-family house.) A two-family, semi-detached house has minimum floor area requirements for each dwelling unit: one must have a minimum of 925 square feet; the other must be at least 300 square feet. At least 75 percent of the floor area of one dwelling unit must be directly above or below the other dwelling unit to prevent adjoining two-family semi-detached houses from having the appearance of four row houses.

To be compatible with adjacent houses, the *perimeter wall* of a house in an R4-1 district may be no

Glossary of Planning Terms

This glossary provides brief explanations of planning and zoning terminology, including terms highlighted in the Zoning Handbook. Words and phrases followed by an asterisk (*) in the Glossary are legally defined terms in the Zoning Resolution of the City of New York, and can be found primarily in Section 12-10 of the Resolution. Consult the Zoning Resolution for the complete legal definitions.

Accessory Use*

An accessory use is a use that is incidental to and customarily found in connection with the principal use. An accessory use must be conducted on the same zoning lot as the principal use to which it is related, unless the district regulations permit another location for the accessory use. (Off-site accessory parking facilities, for example, are permitted in certain zoning districts.)

Air Rights (see **Development Rights**)

Arts Bonus (see **Incentive Zoning**)

As-of-right Development

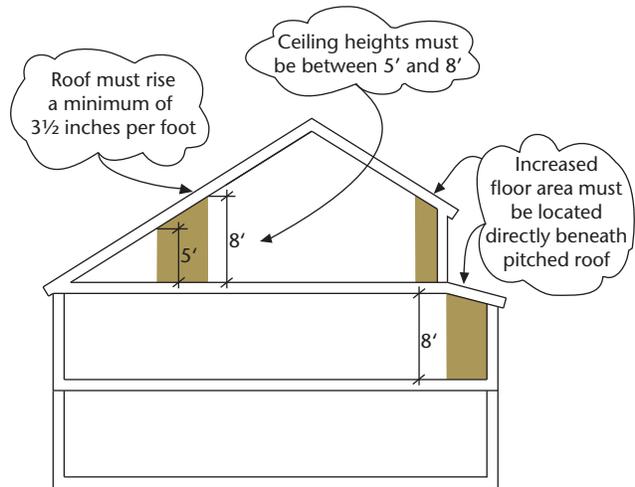
An as-of-right development complies with all applicable zoning regulations and does not require any discretionary action by the City Planning Commission or Board of Standards and Appeals. Most developments and enlargements in the city are as-of-right.

Attached Building* (see **Building**)

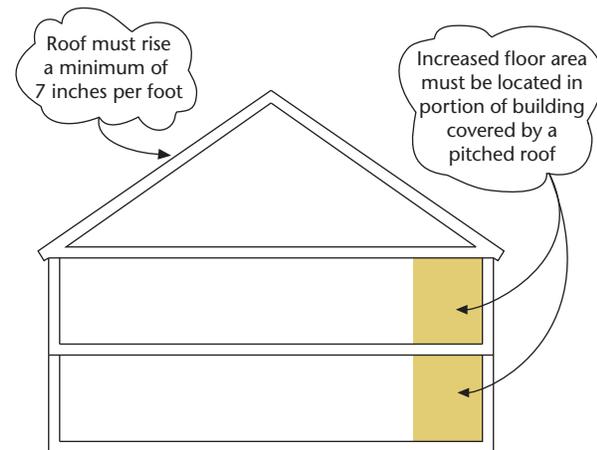
Attic Allowance

An attic allowance is an increase of up to 20 percent in the maximum floor area ratio (FAR) for the provision of a pitched roof. The allowance is available in R2X districts and all R3 and R4 (except R4B) districts.

Outside of Lower Density Growth Management Areas (LDGMA), the increased floor area must be directly beneath the pitched roof and have a ceiling height



Attic Allowance



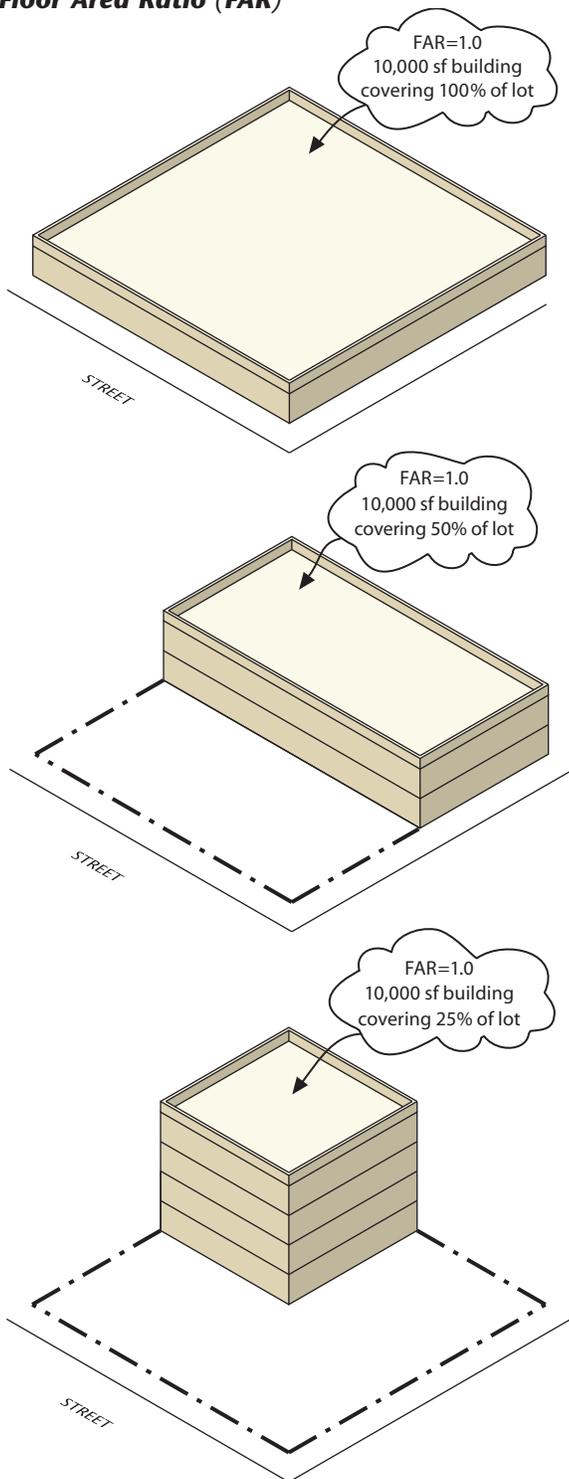
Attic Allowance in Lower Density Growth Management Areas

between five and eight feet. In an LDGMA, the pitch of the roof must be steeper, there are no restrictions on ceiling height and the increased floor area need not be located in the attic space.

Authorization

An authorization is a discretionary action taken by the City Planning Commission (CPC) that modifies specific zoning requirements if certain findings have been met. Authorizations are not subject to ULURP review and the CPC does not hold public hearings on authorizations. The CPC generally refers such applications to the appropriate community board(s) for comment.

Floor Area Ratio (FAR)*



The floor area ratio is the principal bulk regulation controlling the size of buildings. FAR is the ratio of total building floor area to the area of its zoning lot. Each zoning district has an FAR which, when multiplied by the lot area of the zoning lot, produces the maximum amount of floor area allowable on that zoning lot. For

example, on a 10,000 square foot zoning lot in a district with a maximum FAR of 1.0, the floor area on the zoning lot cannot exceed 10,000 square feet.

FRESH Food Store*

A FRESH food store is a full-line grocery store, established in underserved neighborhoods through zoning incentives, that promotes the sale of fresh food products.

Front Yard* (see Yard)

Front Yard Line*

A front yard line is a line drawn parallel to the front lot line at the depth of a required front yard.

Group Parking Facility*

A group parking facility is a building, structure or lot used for parking that serves more than one dwelling unit.

Height Factor*

The height factor of a building is equal to the total floor area of the building divided by its lot coverage (in square feet). In general, the height factor is equal to the number of stories in a building constructed without setbacks.

Height Factor Building

A height factor building is a building containing residences whose residential bulk is determined by a complementary range of height factors, floor area ratios and open space ratios, and is set within a sky exposure plane. Height factor regulations promote tall buildings surrounded by open space. Height factor buildings are permitted only in R6 through R9 non-contextual districts.

Home Occupation*

A home occupation is a business operated by the occupant(s) of a dwelling unit, which is accessory to the residential use. It is generally restricted to no more than 25 percent of the floor area of the dwelling unit (500 sq ft maximum). Occupations that may generate excessive noise, odors or pedestrian traffic are not permitted.

Incentive Zoning

Incentive zoning provides a bonus, usually in the form of additional floor area, in exchange for the provision of a public amenity or affordable housing. There are incentive