What is zoning?

Zoning: A set of rules that regulates the construction of new buildings and changes to existing buildings. Zoning controls the size and density of new buildings and their use.

Zoning DOES

Regulate Uses

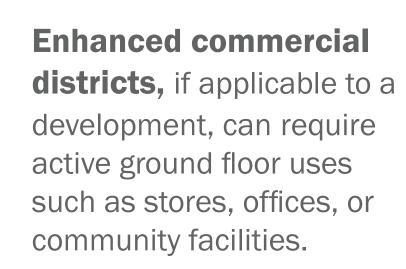
Zoning controls how land and buildings can be used, and can control where in a building a particular use is permitted. For instance, if a building has commercial and residential uses, the commercial uses must be below the residential use.



(apartment buildings, single family homes, multiple family



Commercial (stores, offices, salons, estaurants, theaters, art galleries, hotels,





Mandatory Inclusionary Housing (MIH), if applicable to a development, can require 20-30% of housing to be affordable to low-income residents.



Community Facility (schools, medical facilities, houses of worship, etc.)



ndustrial warehouses, cement plants, scrap yards, manufacturers, vehicle storage, etc.)

Control Building & Site Design

Zoning controls height, setbacks, and the density of new buildings as well as the design of certain required public access areas.



Low Density



Medium Density



High Density



Waterfront Access Plans

Encourage Public Amenities

Zoning can encourage public amenities in exchange for more density or taller buildings.



Plaza zoning rules can encourage public open space on private land.



Arts/Cultural Facilities

arts and cultural facilities.

Special Districts can be mapped to encourage

Zoning DOES NOT

- Allow the City to tear down buildings or take them from private owners.
- Control the aesthetics or architecture of a specific building.
- Require existing buildings to change to the new rules.
- Require the construction of new buildings or new specific use.
- Result in new buildings where there is no market demand for such buildings.
- Prohibit the demolition of buildings.
- Prohibit the construction of new buildings.

Rezoning:

Changes to rules for the construction of new buildings in an area after a process of public discussion (ULURP), which includes: public hearings, and votes by the Community Board, Borough President, City Planning Commission, and City Council.

