

Introduction to Zoning

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- **ZONING:**
AN URBAN PLANNING TOOL THAT REGULATES PERMITTED LAND USE AND BUILDING SIZE WITHIN ZONES

WHAT IS ZONING

- ZONING
- HISTORY
- SETBACK REGULATIONS

IMAGE SOURCE:

[HTTP://WWW.NYC.GOV/HTML/DCP/HTML/FDB/FDB5.SHTML](http://www.nyc.gov/html/dcp/html/fdb/fdb5.shtml)

Zoning

Among other things Zoning controls building heights, bulk and setbacks

Land Use

Land use is the type of building occupancy that is permitted in an area. Land uses include Residential, Commercial, Manufacturing, Industrial, Institutional etc.

Building Codes

Building codes make buildings safer by regulating construction and maintaining proper egress requirements



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IMAGE SOURCE:

[HTTP://EN.WIKIPEDIA.ORG/WIKI/FILE:NYC_EQUITABLE_BUILDING_BEFORE_1919_POSTCARD.JPG](http://en.wikipedia.org/wiki/File:NYC_Equitable_Building_Before_1919_Postcard.JPG)
[HTTP://DIGITALGALLERY.NYPL.ORG/NYPLDIGITAL/DGKEYSEARCHRESULT.CFM?WORD=ZONING%20%2D%2D%20New%20York%20State%20%2D%2D%20New%20York%20%2D%2D%20M%20APS&S=3&NOTWORD=&F=2](http://digitalgallery.nypl.org/nypldigital/dgkeysearchresult.cfm?word=zoning%20%2D%2D%20New%20York%20State%20%2D%2D%20New%20York%20%2D%2D%20M%20APS&S=3&NOTWORD=&F=2)
[HTTP://WWW.NYC-ARCHITECTURE.COM/SCG/SCG19-WOOLWORTH_PG.JPG](http://www.nyc-architecture.com/SCG/SCG19-WOOLWORTH_PG.JPG)

1916 New York City

New York City enacted the first zoning regulation to limit building height and to require setbacks in reaction to the construction of the Equitable building which towered over the neighborhood

Equitable Building

Completed in 1915 by Architect Ernest R. Graham. When built it was the largest building in the world by square footage with an FAR of 30 and casting a shadow of 7 acres on the neighborhood.



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Setbacks

As a building rises a series setbacks are required at different heights.

Hugh Ferris Setback Sketches

In reaction to New York's New Zoning restrictions enacted in 1916 Hugh Ferriss created a series of studies of how the new rules would effect the look of buildings.

Wedding Cake Buildings

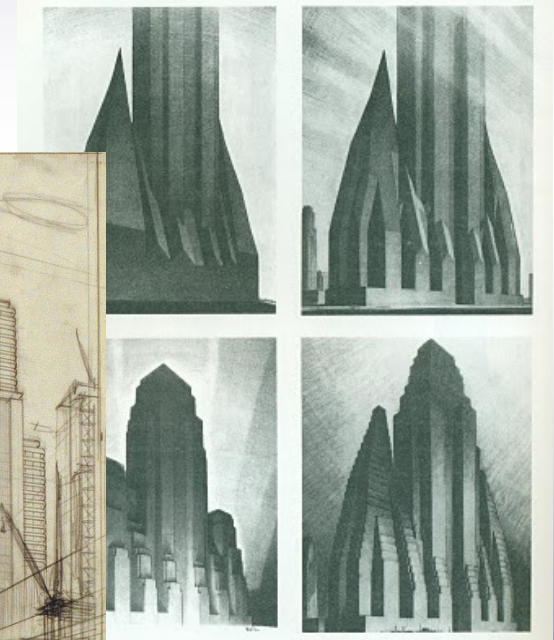
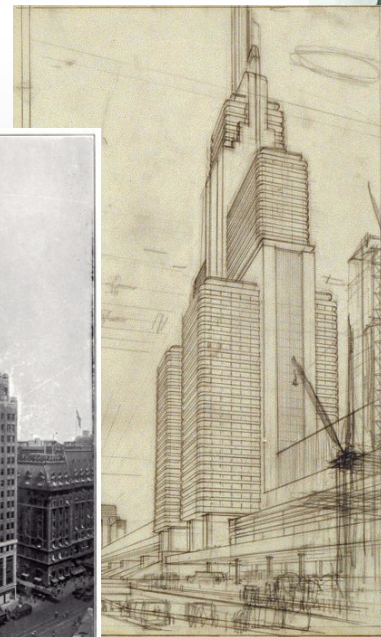
A style of setback buildings which developed as a result of the new setback regulations

IMAGE SOURCE:

[HTTP://3.BP.BLOGSPOT.COM/_F2H41G3D29M/SzF980xDMII/AAAAAAAAAQY8/KBSF_FLP5ARU/s400/FERRIS+1.JPG](http://3.bp.blogspot.com/_F2H41G3D29M/SzF980xDMII/AAAAAAAAAQY8/KBSF_FLP5ARU/s400/FERRIS+1.JPG)

[HTTP://25.MEDIA.TUMBLR.COM/AGELNBKLPXKU6HDQ02QGLXDBo1_500.JPG](http://25.media.tumblr.com/AGELNBKLPXKU6HDQ02QGLXDBo1_500.JPG)

[HTTP://FARM3.STATIC.FLICKR.COM/2656/3740269517_51fdf3338d_b.jpg](http://farm3.static.flickr.com/2656/3740269517_51fdf3338d_b.jpg)



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ZONING MAPS

- ZONING MAPS
- ZONING DISTRICTS
- COLOR CODING

IMAGE SOURCE:

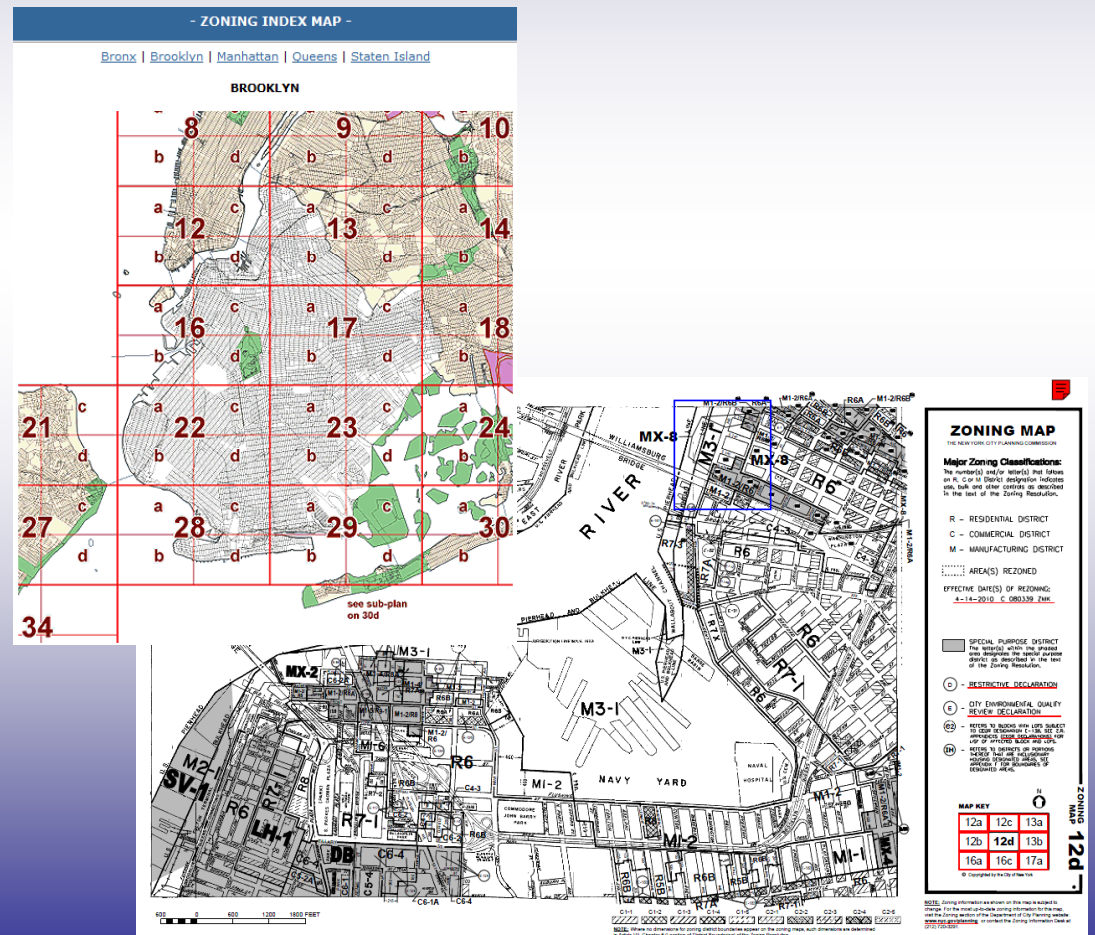
[HTTP://WWW.NYC.GOV/HTML/DCP/HTML/ZONE/ZONEDEX.SHTML](http://www.nyc.gov/html/dcp/html/zone/zonedex.shtml)

www.nyc.gov

The New York City department of planning website is a resource of zoning maps and regulations that control construction.

Zoning Maps

Zoning maps are a starting point for understanding an area. These zoning maps are labeled according to zoning districts.



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[HTTP://WWW.NYC.GOV/HTML/DCP/HTML/ZONE/ZH_COMMDISTRICTS.SHTML](http://www.nyc.gov/html/dcp/html/zone/zh_commdistricts.shtml)
[HTTP://WWW.NYC.GOV/HTML/DCP/HTML/ZONE/ZH_MANUDISTRICTS.SHTML](http://www.nyc.gov/html/dcp/html/zone/zh_manudistricts.shtml)
[HTTP://WWW.NYC.GOV/HTML/DCP/HTML/ZONE/ZH_SPECIAL_PURP_BK.SHTML](http://www.nyc.gov/html/dcp/html/zone/zh_special_purp_bk.shtml)

Residential Districts

Ranges from single family homes to multistory towers in Manhattan

Commercial Districts

Areas where stores are located ranging from large retail areas selling goods and services to stores located on corners or in strips in residential neighborhoods. Residential and Community facilities are permitted in commercial districts.

Manufacturing Districts

Ranges from movie studios to factories to warehouses. Commercial and Retail uses are typically permitted in these districts.

Special Districts

Areas that due to their distinctiveness are dealt with under a different set of guidelines developed specifically for that district.

SCENIC VIEW SPECIAL DISTRICT

Resolution Chapter: [102-00](#)

Maps: [12b](#) and [12d](#)

Adoption Date:
10/24/74

The Special Scenic View District (SV) is a type of zoning that is designed to protect the view of the city skyline from a public space. The district is located in the City of New York and is designed to protect the view of the Manhattan skyline from the Statue of Liberty. The district (SV-1) extends over an area west of the



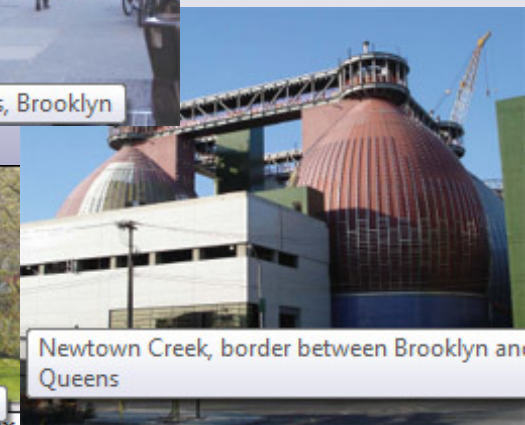
Chelsea - R10X District



Brooklyn Heights, Brooklyn



Fieldston - R1-2 District



Newtown Creek, border between Brooklyn and Queens

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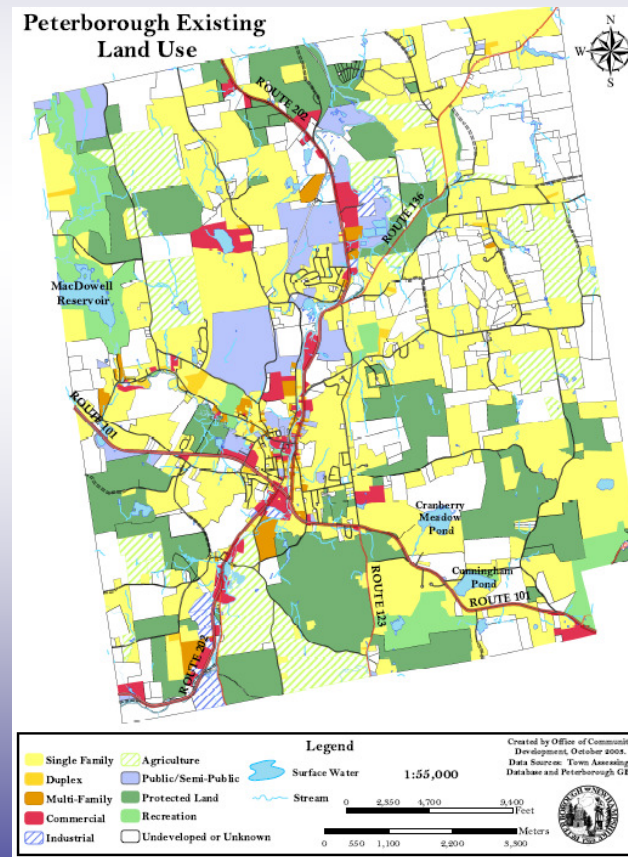
IMAGE SOURCE:

[HTTP://WWW.NH.GOV/DEP/RESOURCELIBRARY/REFERENCELIBRARY/M/MASTERPLAN/PREPA-RINGAMASTERPLAN/DOCUMENTS/EXISTINGLANDUSEMAPGUIDE.PDF](http://www.nh.gov/dep/resource/library/reference/library/m/masterplan/prepa-ringamasterplan/documents/existinglandusemapguide.pdf)

Color Coding

In the 1950's a standard color key was adopted for use in rendering zoning maps

By coloring maps it is easier to see patterns and the distribution of land uses



	ABBREVIATION	COLOR (with RGB values)	
ly dwellings	R-LD	Yellow (255, 255, 140)	
nity dwellings	R-MD	Orange (255, 127, 0)	
y dwellings	R-HD	Brown (137, 122, 68)	
	RM	Tan (168, 112, 0)	
il use	A	Olive (152, 230, 0)	
t and heavy	Ind.	Purple (197, 0, 255)	
inences	C	Red (230, 0, 0)	
	Pub.	Blue (0, 197, 255)	
ches, cemeteries	Inst.	Dark Blue (0, 92, 230)	
ubstations	Infas.	Gray (130, 130, 130)	
ourts,	Rec.	Green (38, 115, 0)	
	F	Light Green (56, 168, 0)	
d or developed	O	White (255, 255, 255)	
	W	Light Blue (190, 232, 255)	

Possible Activities:

- Search for the zoning map of downtown Brooklyn
 - Search for the zoning map for your own neighborhood
- Print out an area of zoning maps and using a key color code the maps to better understand the patterns

End of Lecture