

# Zoning Handbook



**The City of New York**

Michael R. Bloomberg, Mayor

**Department of City Planning**

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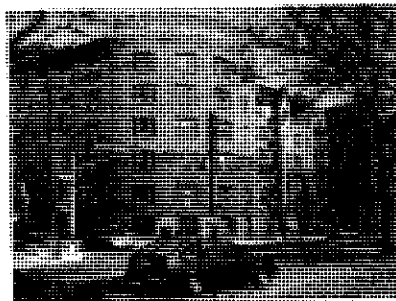
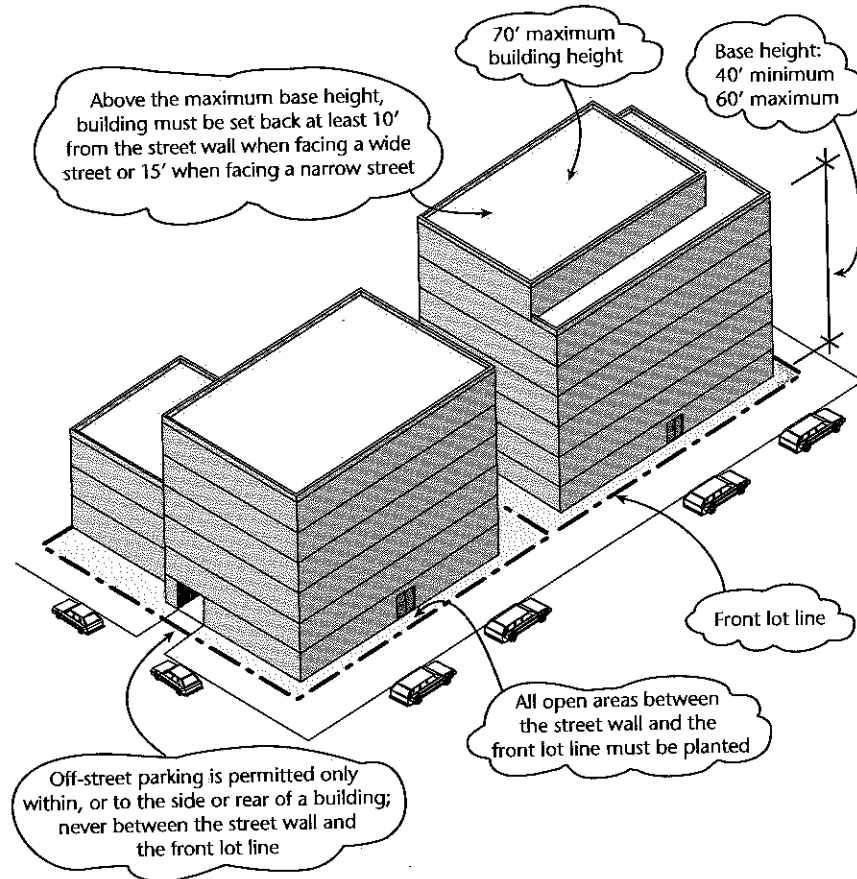
# R6A

The **Quality Housing** bulk regulations, which are mandatory in R6A districts, typically produce high **lot coverage**, six- or seven-story apartment buildings set on or near the **street line**. Designed to be compatible with existing buildings found in older neighborhoods, R6A districts are mapped in the Bronx, Brooklyn and Queens. Parts of Kingsbridge in the Bronx and Jackson Heights in Queens are typical R6A areas.

The **floor area ratio (FAR)** in R6A districts is 3.0. Above a **base height** of 40 to 60 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 its maximum height of 70 feet. To preserve the traditional streetscape, the **street wall** of a new building can be no closer to the street line than any building within 150 feet on the same block, up to a depth of 15 feet. The area between a building's street wall and the street line must be landscaped. Off-street parking, which is not allowed in front of a building, is required for 50% of a building's dwelling units, or waived if five or fewer spaces are required.



Crotona Park South



Kingsbridge

R6A General Residence District						
R6A	FAR (max)	Lot Coverage (max)		Base Height (min/max)	Building Height (max)	Required Parking <sup>1</sup> (min)
		Corner Lot	Interior/Through Lot			
	3.0	80%	65%	40-60 ft	70 ft	50%

<sup>1</sup> Waived if 5 or fewer spaces required

# R6B



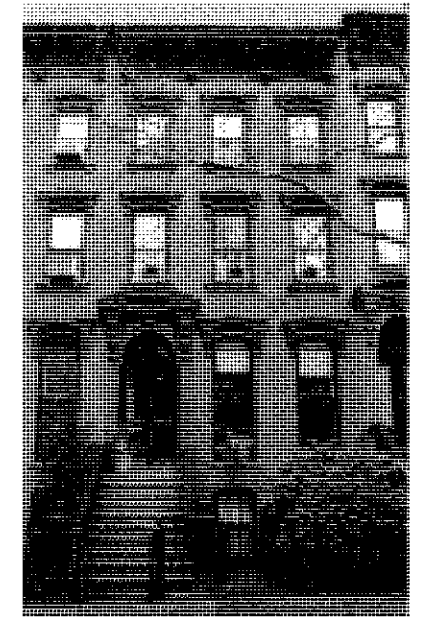
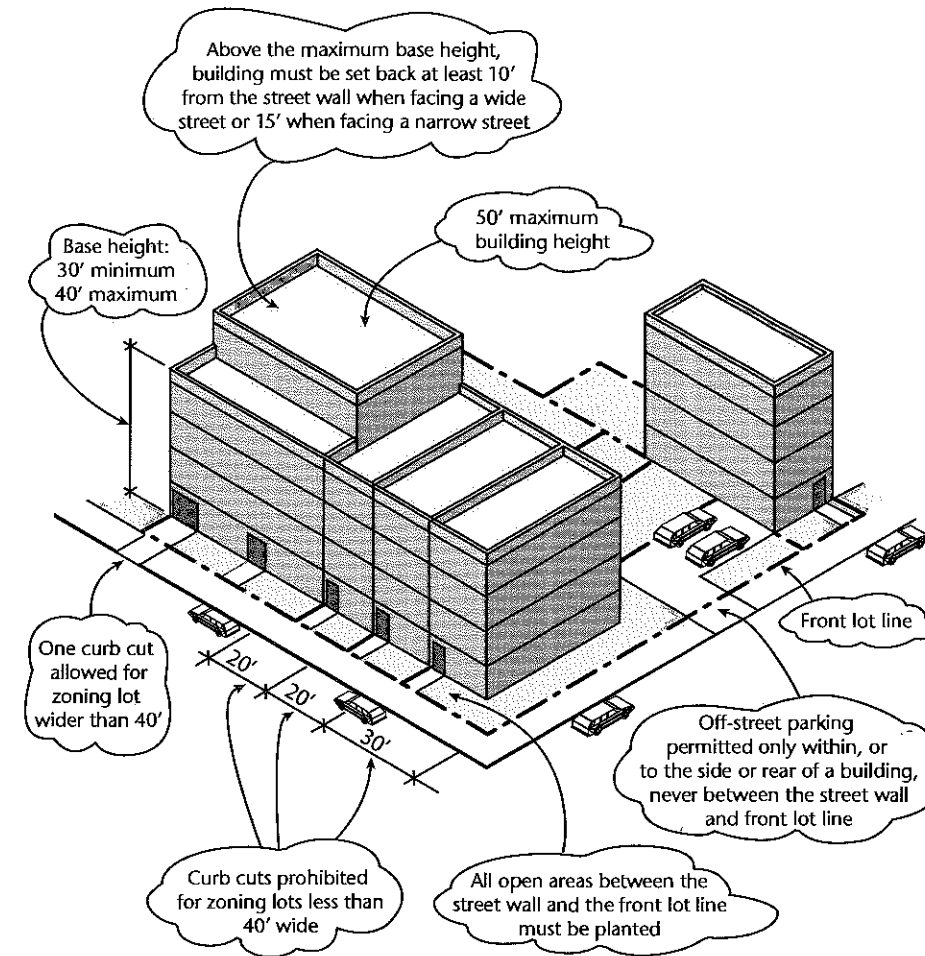
Park Slope



Boerum Hill

R6B districts are often traditional row house districts, designed to preserve the scale and harmonious streetscape of neighborhoods developed during the 19th century with four-story attached buildings. Many of these houses are set back from the street by the stoops and small front yards that are typical of Brooklyn's "brownstone" neighborhoods—Park Slope or Boerum Hill, for example.

The **FAR** of 2.0 and the mandatory **Quality Housing** regulations also accommodate apartment buildings at a similar four- to five-story scale. The **base height** of a new building before **setback** must be between 30 and 40 feet; the maximum building height is 50 feet. To maintain the traditional streetscape, **curb cuts** are prohibited on lots narrower than 40 feet and the front wall of a new building, on any lot up to 50 feet wide, must be as deep as one adjacent front wall but no deeper than the other. Off-street parking is not allowed in front of a building and the **area** between the front wall and the **street line** must be landscaped. Parking is required for 50% of dwelling units, or waived if five or fewer spaces are required.



Park Slope

R6B General Residence District						
R6B	FAR (max)	Lot Coverage (max)		Base Height (min/max)	Building Height (max)	Required Parking <sup>1</sup> (min)
		Corner Lot	Interior/Through Lot			
	2.0	80%	60%	30-40 ft	50 ft	50%

<sup>1</sup> Waived if 5 or fewer spaces required

# M1

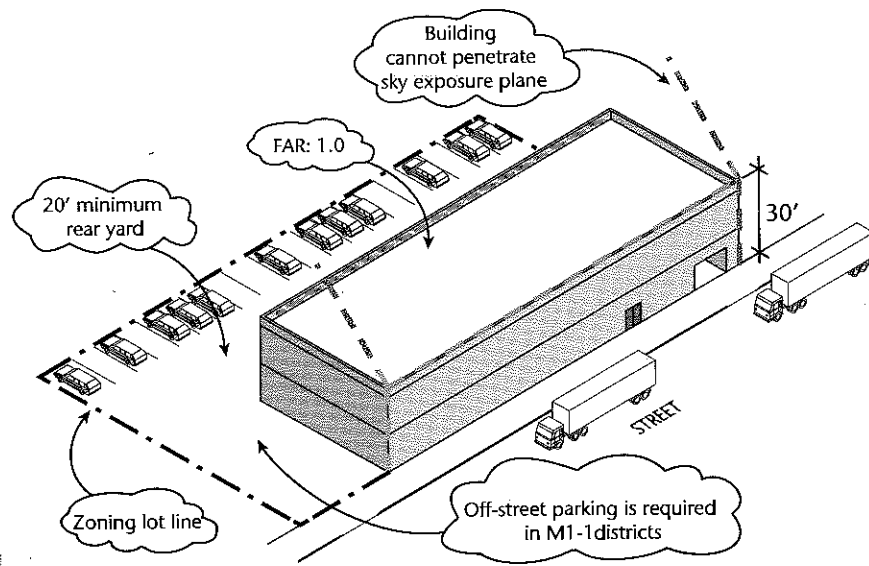
M1 districts range from the Garment District in Manhattan, with its multistory lofts, to parts of Red Hook or College Point with many one- or two-story warehouses studded with loading bays. The M1 district is often a buffer between M2 or M3 districts and adjacent residential or commercial districts. Light industries typically found in M1 areas include woodworking shops, auto storage and repair shops, and wholesale service and storage facilities. In theory, nearly all industrial uses can locate in M1 areas if they meet the more stringent M1 **performance standards**. Offices and most retail uses are also permitted. Certain community facilities, such as hospitals, are allowed in M1 districts only by **special permit** but houses of worship are allowed **as-of-right**.

In M1-5A and M1-5B districts mapped in SoHo/NoHo, artists may occupy **joint living-work quarters** as an industrial use in **loft** buildings.

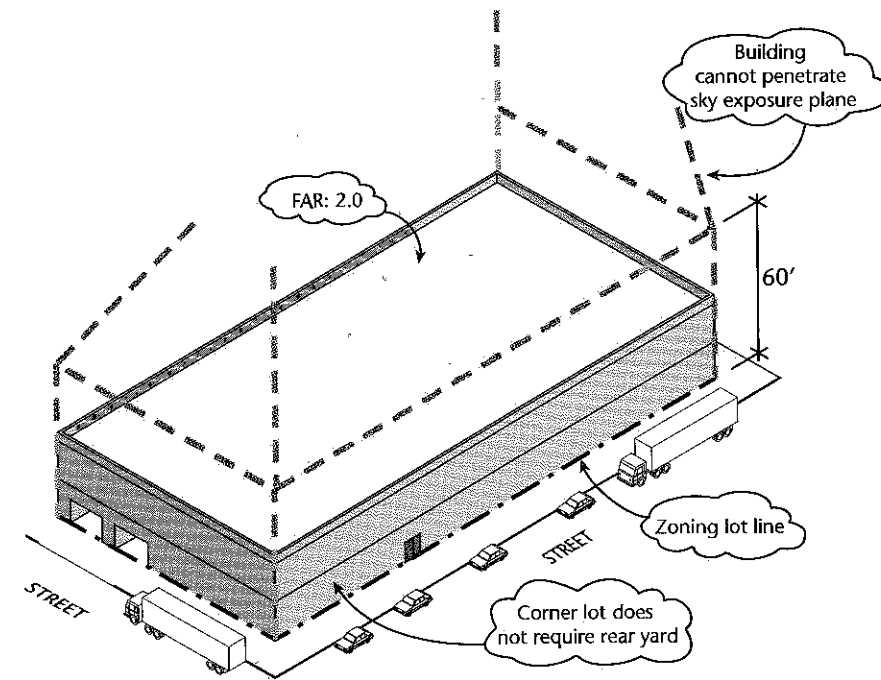
Other than M1 districts paired with residence districts in **Special Mixed Use Districts** (see Chapter 6), M1-D, M1-5M and M1-6M districts are the only manufacturing districts in which residences are permitted. In M1-D districts, mapped in Sunset Park and Maspeth, limited new residential uses with a maximum **FAR** of 1.65 are permitted only by City Planning Commission authorization.



Red Hook



M1-1



M1-4

M1 Manufacturing Districts

M1	M1-1	M1-2	M1-3	M1-4	M1-5	M1-6
<b>FAR (max)</b>	1.0	2.0	5.0	2.0	5.0	10.0 <sup>1</sup>
<b>Parking</b>	required	required	required	not required	not required	not required

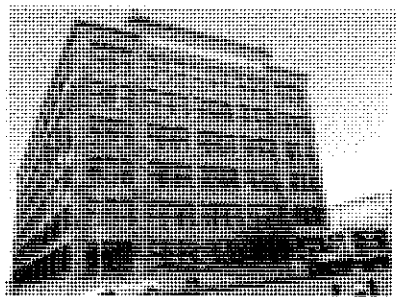
<sup>1</sup>FAR bonus up to 20% for a plaza

# M1

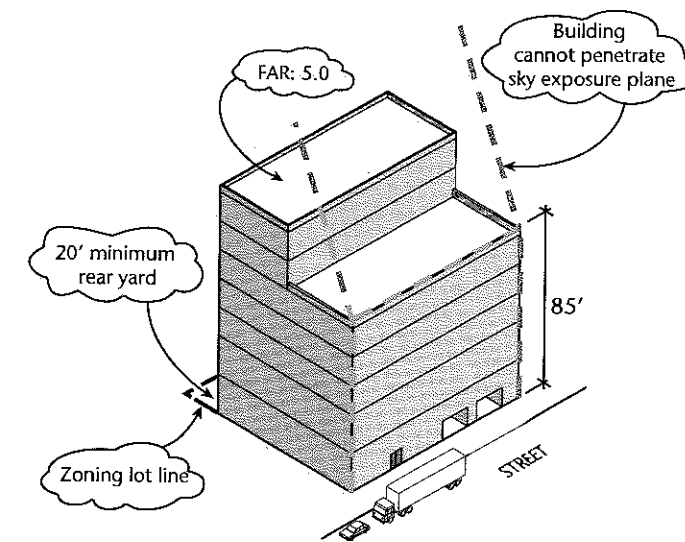
In M1-5M and M1-6M districts, mapped in parts of Chelsea, space in an industrial building may be converted to **dwelling units**, provided a specified amount of floor area is preserved for particular industrial and commercial uses. Conversion to dwellings is also allowed, with restrictions, in the Special Tribeca Mixed Use District.

**Floor area ratios** in M1 districts range from 1.0 to 10.0 and building height and **setbacks** are controlled by **sky exposure planes** which may be penetrated by **towers** in certain districts. Although new industrial buildings are usually low-rise structures that fit within sky exposure planes, commercial and community facility buildings can be constructed as towers in M1-3 through M1-6 districts. In the highest density manufacturing district, M1-6, mapped only in Manhattan, an FAR of 12 can be achieved with a bonus for a public **plaza**. Except along district boundaries, no side yards are required. Rear yards at least 20 feet deep are usually required, except within 100 feet of a corner.

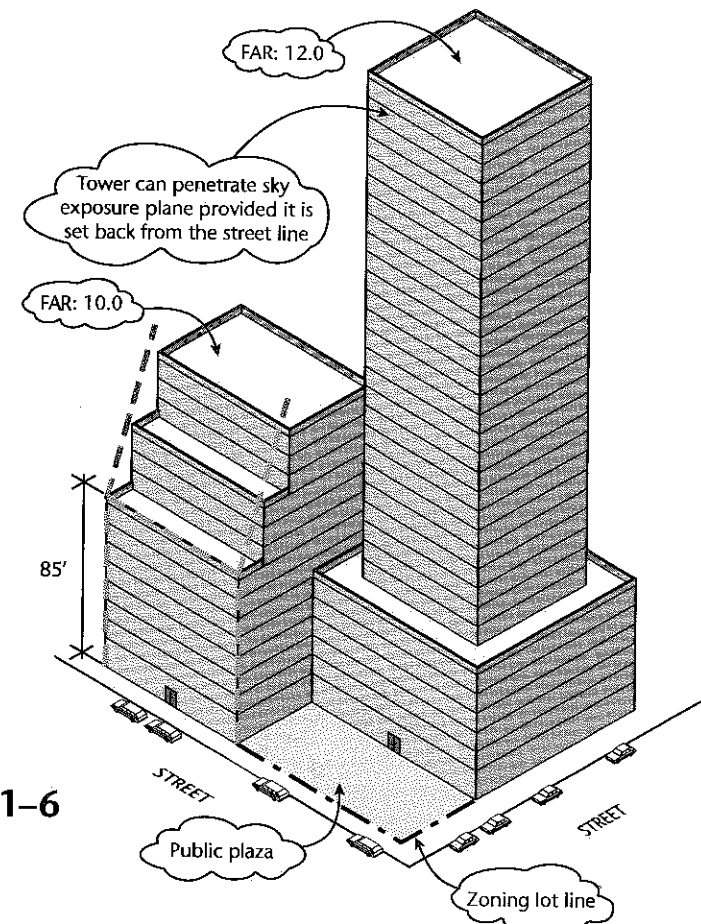
Parking and loading requirements vary with district and use. M1-1, M1-2 and M1-3 districts are subject to parking requirements based on the type of use and size of an establishment (Section 44-21 of the Zoning Resolution). For example, a warehouse in an M1-1 district requires one off-street parking space per 2,000 square feet of floor area or per three employees, whichever would be less. Parking is not required in M1-4, M1-5 and M1-6 districts, mapped mainly in Manhattan loft areas. Requirements for loading berths of specified dimensions differ according to district, size and type of use.



Port Morris



M1-5



M1-6

permitted on a zoning lot. The maximum number of units is calculated by dividing the maximum residential floor area permitted on a zoning lot by the applicable factor for each zoning district. (Fractions equal to at least  $\frac{3}{4}$  are considered one unit.) The factors for each district are approximations of average unit size plus allowances for any common areas. Special density regulations apply to mixed buildings that contain both residential and community facility uses.

Residential Density	
District	Dwelling Unit Factor
R1-1	4,750
R1-2	2,850
R2 R2A	1,900
R2X	2,900
R3-1 R3-2 <sup>1</sup>	625
R3A	710
R3-2 R4 R4-1 R4B	870
R3X	1,000
R4A	1,280
R5	760
R4(infill) R5(infill) R5B	900
R5B <sup>2</sup>	1,350
R6 R7 R8B	680
R8 R8A R8X R9 R9A	740
R9-1 R9X R10	790

<sup>1</sup> for single- and two-family detached and semi-detached residences  
<sup>2</sup> for single- and two-family residences

### Detached Building\* (see Building)

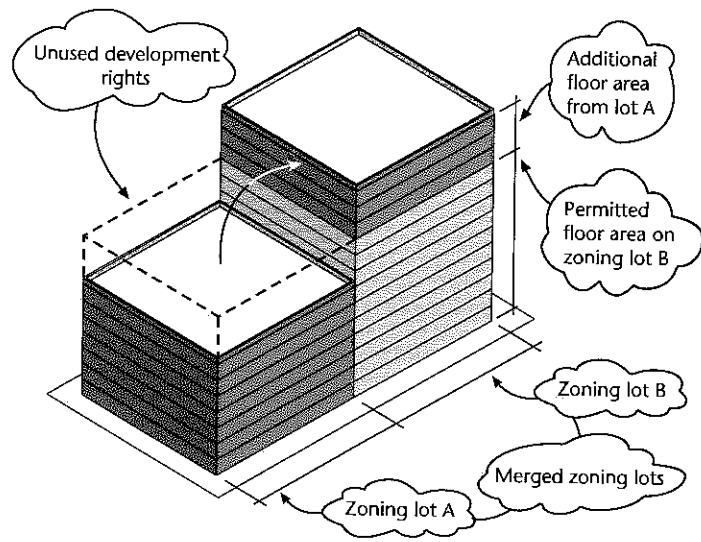
#### Development\*

A development includes the construction of a new building or other structure on a zoning lot, the relocation of an existing building to another lot, or the use of a tract of land for a new use.

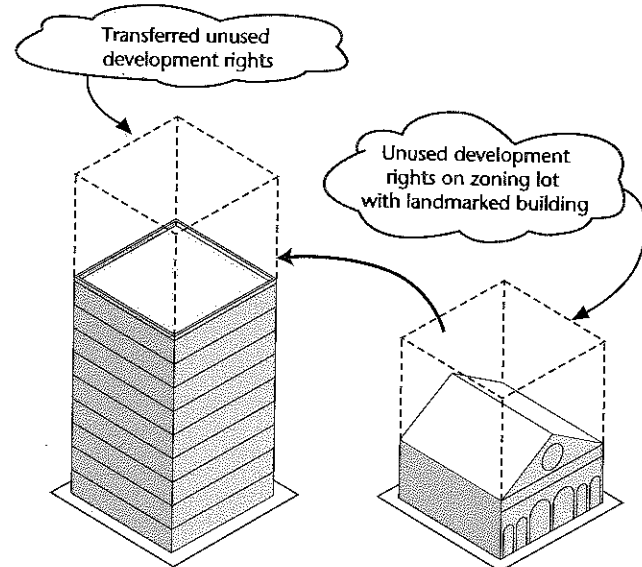
#### Development Rights

Development rights generally refer to the maximum amount of floor area permissible on a zoning lot. The difference between the maximum permitted floor area and actual floor area is referred to as "unused development rights." Unused development rights are often described as air rights.

A **zoning lot merger** is the joining of two or more adjacent zoning lots into one new zoning lot. Unused development rights may be shifted from one lot to another, as-of-right, only through a zoning lot merger.



A **transfer of development rights (TDR)** allows for the transfer of unused development rights from one zoning lot to another in special circumstances, usually to promote the preservation of historic buildings, open



space or unique cultural resources. For such purposes, a TDR is permitted where the transfer could not be accomplished through a zoning lot merger because certain conditions, such as intervening streets, separate the

zoning lots. In the case of a landmark building, for example, a transfer may be made by CPC special permit from the zoning lot containing the designated landmark to an adjacent zoning lot or one that is directly across a street or, if the landmark is on a corner lot, diagonally across an intersection.

#### Discretionary Action

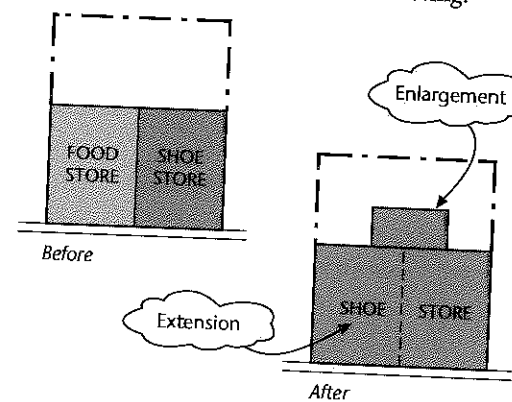
A discretionary action requires the review and approval of the City Planning Commission or the Board of Standards and Appeals. Zoning amendments, special permits, authorizations and variances are discretionary actions.

#### Dwelling Unit\*

A dwelling unit (d.u.) consists of one or more rooms that contain lawful cooking and sanitary facilities, inhabited by one or more persons living together and maintaining a common household, in a residential building or residential portion of a building.

#### Enlargement\*

An enlargement is a built addition to an existing building that increases the floor area of the building.



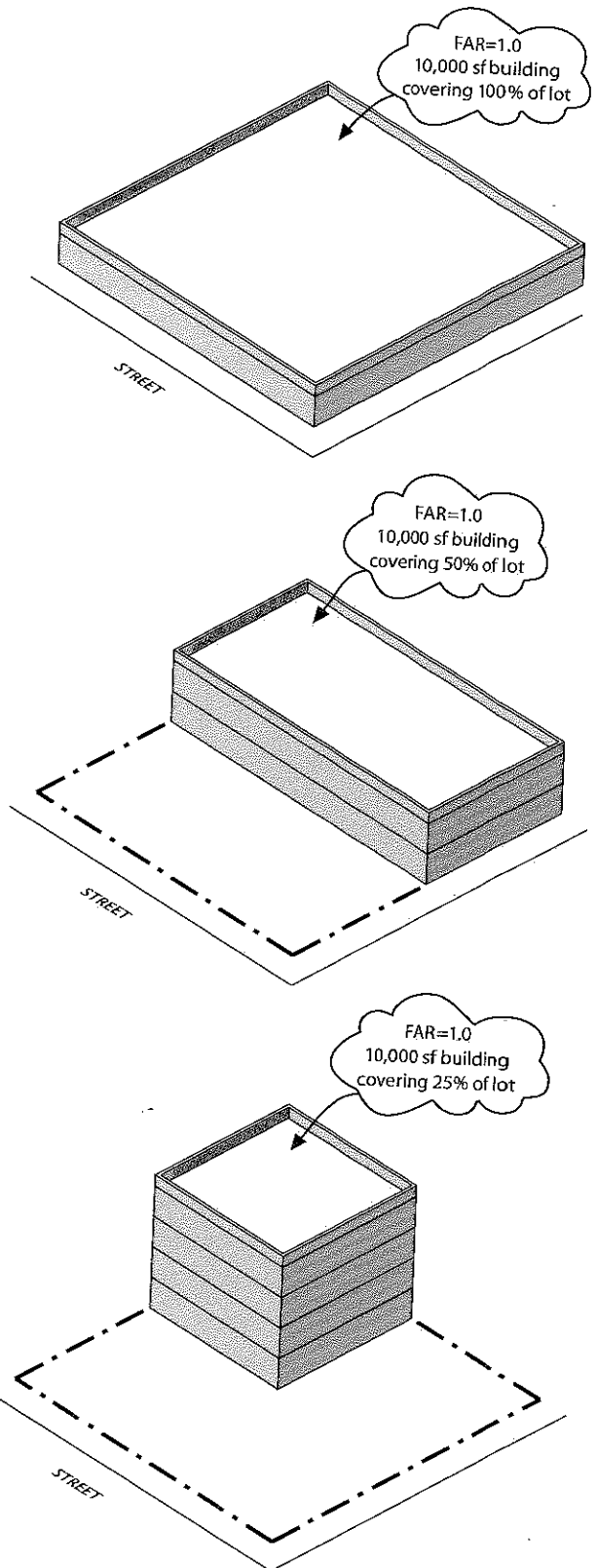
#### Extension\*

An extension is an expansion of the existing floor area occupied by an existing use.

#### Floor Area\*

The floor area of a building is the sum of the gross area of each floor of the building, excluding mechanical space, cellar space, floor space in open balconies, elevators or stair bulkheads and, in most zoning districts, floor space used for accessory parking that is located less than 23 feet above curb level.

#### Floor Area Ratio (FAR)\*



The floor area ratio (FAR) is the principal bulk regulation controlling the size of buildings. FAR is the ratio of total



## Appendix C

# Use Groups

Permitted *uses* are grouped in 18 *use groups* based on the similarity and compatibility of their functions. The use groups are permitted in appropriate zoning districts either *as-of-right* or, if certain conditions are met, by *special permit*. Uses allowed in residential, commercial and manufacturing districts are listed in Chapter 2 of the applicable article of the Resolution. Use group charts illustrate which use groups are permitted within each zoning district. Uses that require a special permit are specified in both the article relating to the district and Article VII.

**Use Group 1**  
Single-family detached residential development

**Use Group 2**  
All other types of residential development designed for permanent occupancy

**Use Group 3**  
Community facilities like schools, libraries, museums, college dormitories, nursing homes and residential facilities for special needs populations

**Use Group 4**  
Community facilities like houses of worship, community centers, hospitals, ambulatory health care facilities and other facilities without sleeping accommodations

**Use Group 5**  
Transient hotels

**Use Group 6**  
Retail and service establishments that serve local shopping needs, like food and small clothing stores, beauty parlors and dry cleaners

**Use Group 7**  
Home maintenance and repair services like plumbing and electrical shops which serve nearby residential areas

**Use Group 8**  
Amusement establishments like small bowling alleys and movie theaters, and service uses like upholstery and appliance repair shops

**Use Group 9**  
Services to business establishments and other services like printers or caterers

**Use Group 10**  
Large retail establishments like department stores and appliance stores which serve a large area

**Use Group 11**  
Custom manufacturing activities like art needlework and jewelry manufacturing

**Use Group 12**  
Large entertainment facilities like arenas and indoor skating rinks which draw large numbers of people

**Use Group 13**  
Low coverage or open uses like golf driving ranges, children's small amusement parks, camps and banquet halls

**Use Group 14**  
Facilities for boating and related activities which are suitable in waterfront recreation areas

**Use Group 15**  
Large commercial amusement establishments, including typical amusement park attractions

**Use Group 16**  
Semi-industrial uses, including automotive uses and other services, such as custom woodworking and welding shops

**Use Group 17**  
Industrial uses that can normally conform to high performance standards

**Use Group 18**  
Industrial uses

## USE GROUP CHARTS

Three use group charts in the Zoning Resolution, combined below, identify the use groups permitted in residential, commercial and manufacturing districts. The charts are found at the beginning of Chapter 2 (Use Regulations) of the residential, commercial and manufacturing articles.

Zoning Districts	USE GROUPS																	
	Residential Use Groups		Community Facility Use Groups		Retail & Commercial Use Groups											Gen. Service	Mfg. Use Groups	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
<b>Residential Districts</b>																		
R1 R2 Single-family detached																		
R3A* R3X R4A R5A Single- & two-family detached																		
R3-1 R4-1* Single- & two-family detached & semi-detached																		
R4B* Single- & two-family detached, semi-detached & attached																		
R3-2 R4 R5 R5B* R6-R10 Detached, semi-detached & attached																		
<b>Commercial Districts</b>																		
C1 Local Retail																		
C2 Local Service																		
C3 Waterfront & Recreation																		
C4 General Commercial																		
C5 Central Commercial (Restricted)																		
C6 Central Commercial (General)																		
C7 Commercial Amusements																		
C8 General Service																		
<b>Manufacturing Districts</b>																		
M1 Light Manufacturing																		
M2 Medium Manufacturing																		
M3 Heavy Manufacturing																		

\* Zero lot line buildings permitted