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.

- **Housing** (apartment buildings, single family homes, multiple family homes)
- **Commercial** (stores, offices, salons, restaurants, theaters, art galleries, hotels, etc.)
- **Industrial** (warehouses, cement plants, scrap yards, manufacturers, vehicle storage, etc.)
- **Community Facility** (schools, medical facilities, houses of worship, etc.)

### 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.

**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**
- **Enhanced commercial districts**, if applicable to a development, can require active ground floor uses such as stores, offices, or community facilities.
- **Mandatory Inclusionary Housing (MIH)**, if applicable to a development, can require 20-30% of housing to be affordable to low-income residents.
- **Plazas**
- **Plaza zoning rules can encourage public open space on private land.**
- **Arts/Cultural Facilities**
- **Special Districts can be mapped to encourage arts and cultural facilities.**

**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.**

### 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.