

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.)

Enhanced commercial districts, if applicable to a development, can require active ground floor uses such as stores, offices, or community facilities.



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



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

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



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.



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.

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.