

How does Zoning work in New York?



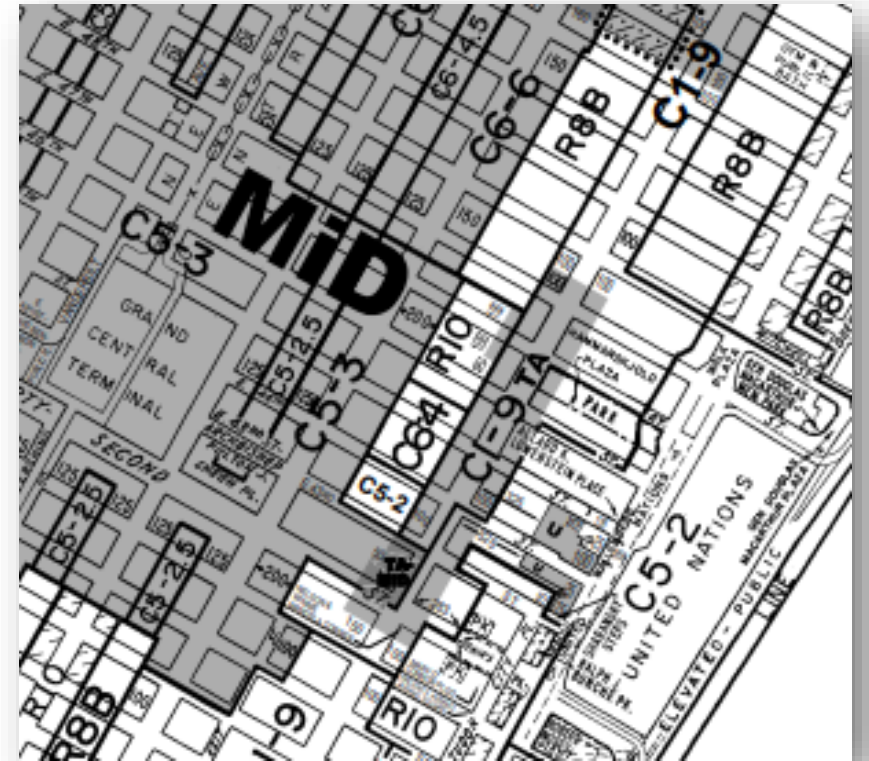
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The 1961 Zoning Resolution

- Divides the City into 3 Broad Use Categories
 - - Residential
 - - Commercial
 - - Manufacturing
- Regulates Building Bulk Through the Concept of Floor Area Ratio (“FAR”)
- Includes Parking and Loading Requirements
- Incentives for Providing Open Space

Zoning Districts

- Every property in NYC is mapped within an underlying zoning district (R, C or M)
- 64 Special Districts
- 126 Zoning Sectional Maps



Zoning Regulations



Building height

Setback

Community Facility

Office

Retail

Ensure harmonious relationship between all the different users of a city

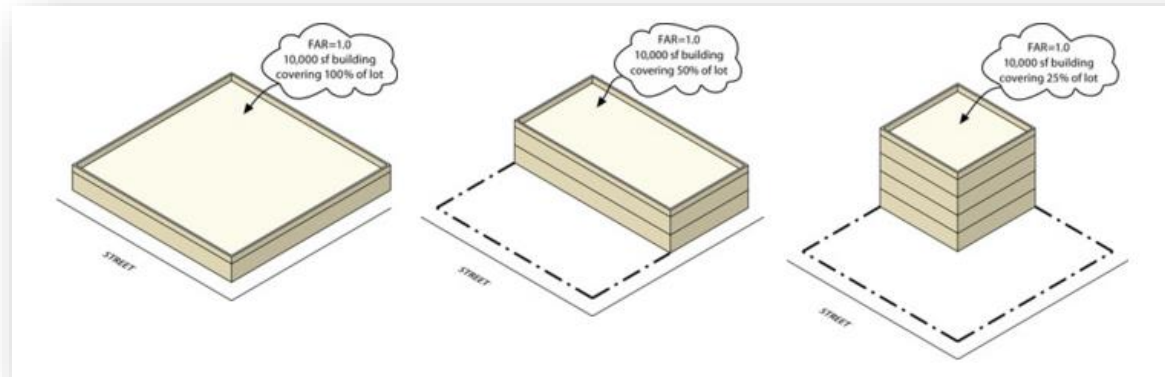
Provides certainty to residents and businesses

Provides framework for appropriate growth

Zoning Controls:

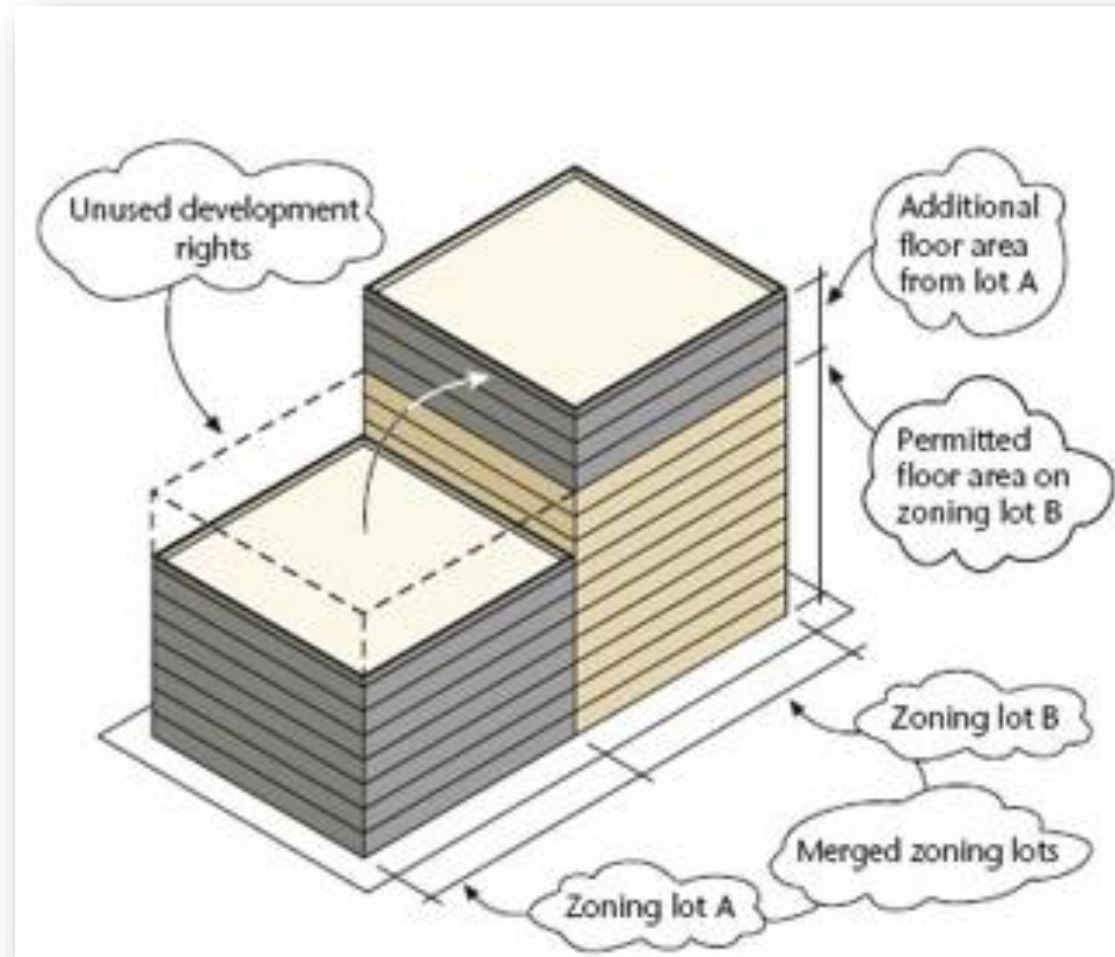
- Land Use
- Density
- Building size
- Parking
- Signage

Floor Area Ratio ("FAR"), the Basic Building Block



- The FAR multiplied by the area of the zoning lot indicates the maximum amount of floor area permitted in a building on that lot.
- This example shows a 10,000 square foot lot with an FAR of 1.0.

Transfer of Development Rights



- Special Purpose Districts to Achieve Localized Use and Design Objectives
- Contextual Zoning to Preserve Local Character
- Special Design Requirements Along the Waterfront
- Floor Area Bonuses for Providing Affordable Housing, Accessible Public Space and Infrastructure Improvements

- **As-of-Right Development**

- Permit issued by the Department of Buildings
- 45-day public challenge period prior to zoning approval
- Appeals of DOB final zoning determinations to the Board of Standards and Appeals and ultimately, the courts.

- **Discretionary Approvals**

- City Planning Commission

- ✓ **ULURP**

- Board of Standards and Appeals

ULURP Simplified

Department of City Planning	C E R T I F I C A T I O N U L U R P B E G I N S	Community Board	Borough President	City Planning Commission	City Council	Mayor
Precertification Phase and Environmental Review (no time limit, 6 to 18 months)			60 Days	30 Days	60 Days	50 Days (Not all actions reviewed by Council)

Parallel Land Use Regulatory Processes



- Historic Preservation – New York City Landmarks Preservation Commission
- Environmental Regulation – Various City, State and Federal Agencies