



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

115-00 - GENERAL PURPOSES

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115-00 - GENERAL PURPOSES

LAST AMENDED
2/2/2011

The "Special Downtown Jamaica District" established in this Resolution is designed to promote and protect the public health, safety and general welfare of the Downtown Jamaica community. These general goals include, among others, the following specific purposes:

- (a) to strengthen the business core of Downtown Jamaica by improving the working and living environments;
- (b) to foster development in Downtown Jamaica and provide direction and incentives for further growth where appropriate;
- (c) to encourage the development of affordable housing;
- (d) to expand the retail, entertainment and commercial character of the area around the transit center and to enhance the area's role as a major transportation hub in the City;
- (e) to provide transitions between the downtown commercial core, the lower-scale residential communities and the transportation hub;
- (f) to improve the quality of development in Downtown Jamaica by requiring the provision of specified public amenities in appropriate locations;
- (g) to encourage the design of new buildings that are in character with the area;
- (h) to enhance the pedestrian environment by relieving sidewalk congestion and providing pedestrian amenities; and
- (i) to promote the most desirable use of land and thus conserve and enhance the value of land and buildings, and thereby protect the City's tax revenues.

115-01 - General Provisions

LAST AMENDED
10/7/2021

In harmony with the general purposes and content of this Resolution and the general purposes of the #Special Downtown Jamaica District#, the regulations of this Chapter shall apply within the #Special Downtown Jamaica District#. The regulations of all other chapters of this Resolution are applicable except as modified, supplemented or superseded by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, for #transit-adjacent sites# or #qualifying transit improvement sites#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), the provisions of Article VI, Chapter 6 shall control. For the purposes of this paragraph, defined terms additionally include those in Section [66-11](#) (Definitions).

Any special permit granted by the City Planning Commission before September 10, 2007, may be started or continued, in accordance with the terms thereof, or as such terms may be subsequently modified, pursuant to the regulations in effect at the time such special permit was granted, subject to the provisions of Sections [11-42](#) (Lapse of Authorization or Special Permit Granted by the City Planning Commission Pursuant to the 1961 Zoning Resolution) and [11-43](#) (Renewal of Authorization or Special Permit).

115-02 - District Plan and Maps

LAST AMENDED

12/5/2024

The regulations of this Chapter implement the #Special Downtown Jamaica District# Plan.

The District Plan includes the following maps in the Appendix to this Chapter:

- Map 1 Special Downtown Jamaica District
- Map 2 Ground Floor Use and Transparency and Curb Cut Restrictions
- Map 3 Street Wall Location
- Map 4 Maximum Building Height
- Map 5 Sidewalk Widening

The maps are hereby incorporated and made part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in the text of this Chapter apply.

115-03 - Applicability of the Mandatory Inclusionary Housing Program

LAST AMENDED

12/5/2024

For the purposes of applying the Inclusionary Housing Program provisions set forth in Section [27-10](#) (ADMINISTRATION OF AFFORDABLE HOUSING), inclusive, #Mandatory Inclusionary Housing areas# within the #Special Downtown Jamaica District# are shown on the maps in APPENDIX F of this Resolution.