



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Daniel R. Garodnick, Chair

Chapter 5 - Special Downtown Jamaica District (DJ)

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115-00 - GENERAL PURPOSES

LAST AMENDED

10/29/2025

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 Downtown Jamaica and its nearby major corridors by promoting the establishment of mixed-use, transit-oriented growth hubs;
- (b) to enhance neighborhood economic diversity by broadening the range of housing choices at varied incomes;
- (c) to create a lively and attractive built environment that will provide amenities and services for the use and enjoyment of area residents, workers and visitors;
- (d) to encourage designs of new buildings that support the neighborhood's character;
- (e) to establish walkable retail corridors in the neighborhood;
- (f) to support industrial growth in manufacturing districts that are appropriate near certain residential districts; and
- (g) 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

10/29/2025

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 The regulations of all other chapters of this Resolution are applicable except as modified, supplemented or superseded by the provisions of this Chapter.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.

115-02 - Definitions

LAST AMENDED

10/29/2025

For the purposes of this Chapter, matters in italics are defined in Sections [12-10](#) (DEFINITIONS), [32-301](#) (Definitions), and [66-11](#) (Definitions), except where explicitly stated otherwise in individual provisions in this Chapter.

115-03 - District Plan and Maps

LAST AMENDED

10/29/2025

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 Streetscape Regulations

Map 3 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.

115-04 - Subdistricts

LAST AMENDED

10/29/2025

To carry out the provisions of this Chapter, the Core Subdistrict is established. The location and boundaries of this Subdistrict is shown on Map 1 (Special Downtown Jamaica District) in the Appendix to this Chapter.

115-05 - Applicability of the Mandatory Inclusionary Housing Program

LAST AMENDED

10/29/2025

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.

115-06 - Applicability of Article XII, Chapter 3

LAST AMENDED

10/29/2025

In the #Special Downtown Jamaica District#, M1 Districts are paired with a #Residence District#. In paired districts, the special #use#, #bulk#, and parking and loading provisions of Article XII, Chapter 3 (Special Mixed Use District) shall apply, except where modified by the provisions of this Chapter.

Notwithstanding the provisions of Section [123-10](#) (GENERAL PROVISIONS), in the event of a conflict between the provisions of this Chapter and the provisions of Article XII, Chapter 3, the provisions of this Chapter shall control.

115-10 - SPECIAL USE REGULATIONS

LAST AMENDED

10/29/2025

In the #Special Downtown Jamaica District#, the #use# regulations of the underlying district shall apply except as modified in this Section, inclusive.

115-11 - Modification to Permitted Uses

LAST AMENDED

10/29/2025

The underlying #use# regulations shall be modified as follows:

- (a) in M1 Districts paired with a #Residence District#, #uses# listed under Use Group VI with a size limitation, as denoted with an “S” in the Use Group tables set forth in Section [42-16](#) (Use Group VI – Retail and Services), shall be permitted without size limitation;
- (b) in M2 Districts, no associated size limitations shall apply to grocery and convenience retailers and specialty food retailers, as listed under Use Group VI;
- (c) in C4, C6, M1 Districts paired with a #Residence District# and all #Manufacturing Districts#, #public parking garages#, as listed in Use Group IX, with a capacity of 150 spaces or less, shall be permitted as-of-right; and
- (d) in M1 and M2 Districts, #uses# listed under Use Groups IV(B), IX and X, along with #uses# in Use Group VI that are listed in paragraph (c) of Section [42-163](#) (Use Group VI – uses subject to additional conditions) shall be located within a #completely enclosed building#.

115-12 - Location of Uses

LAST AMENDED

10/29/2025

In C4 and C6 Districts, the provisions of paragraph (d) of Section [32-422](#) (Location of floors occupied by commercial uses) shall be modified such that eating or drinking establishments listed under Use Group VI shall be permitted on a #story# above #dwelling units#.

115-13 - Streetscape Regulations

LAST AMENDED

10/29/2025

The underlying #ground floor level# streetscape provisions set forth in Section [32-30](#) (STREETSCAPE REGULATIONS), inclusive, shall apply, except that #ground floor level# #street# frontages along #streets#, or portions thereof, designated on Map 2 (Streetscape Regulations) in Appendix A of this Chapter shall be considered #Tier C street frontages#, and all other frontages in applicable #Commercial Districts# or in M1 Districts paired with a #Residence District# shall be considered #Tier B street frontages#.

However, for the portion of a #zoning lot# fronting along 164th Street between Jamaica Avenue and Archer Avenue, or fronting along 92nd Road between 164th Street and 165th Street, the streetscape provisions of this Section and of Section [32-30](#) (STREETSCAPE REGULATIONS) need not apply.

115-20 - SPECIAL BULK REGULATIONS

LAST AMENDED

10/29/2025

The underlying #bulk# provisions shall apply except as modified in this Section, inclusive.

For the purposes of applying the provisions of this Section, the #residential equivalent# for a C6-3 District shall be an R9-1 District in the Core Subdistrict.

115-21 - Floor Area Ratio

LAST AMENDED

10/29/2025

The underlying #floor area# regulations shall be modified as follows:

- (a) the maximum #floor area ratio# permitted for #commercial# #uses# shall be 8.0 in C6-3 Districts and 12.0 in C6-4 Districts;
- (b) in all Districts, the maximum #floor area ratio# permitted for #residential uses# shall be as set forth pursuant to the underlying district regulations, except that #sky exposure plane buildings# shall not be permitted;
- (c) the maximum #floor area ratios# may only be exceeded where:
 - (1) a #floor area# bonus for #mass transit station# improvements is granted by the City Planning Commission pursuant to the provisions of Section [66-51](#) (Additional Floor Area for Mass Transit Station Improvements); or
 - (2) a #floor area# bonus for a #public plaza# is granted by the City Planning Commission in accordance with the provisions of Section [115-52](#) (Authorization for a Public Plaza); and
- (d) for #zoning lots# with a #lot area# of at least 20,000 square feet, up to 150,000 square feet of floor space within a public #school# constructed in whole or in part pursuant to a written

agreement with the New York City School Construction Authority and subject to the jurisdiction of the Department of Education shall be exempt from the definition of #floor area#.

115-22 - Modification of Rear Yard Regulations

LAST AMENDED

10/29/2025

#Rear yard# requirements shall not apply to non-#residential uses# along such portion of a #lot line# that coincides with a boundary of a railroad right-of-way.

115-23 - Height and Setback Regulations

LAST AMENDED

10/29/2025

The underlying height and setback regulations shall apply except as modified by the provisions of this Section, inclusive.

All heights shall be measured from the #base plane#.

115-231 - Permitted obstructions

LAST AMENDED

The provisions of Section [33-42](#) (Permitted Obstructions) shall apply to all #buildings# within the #Special Downtown Jamaica District#, except that dormers may penetrate a maximum base height in accordance with the provisions of paragraph (b)(1) of Section [23-413](#) (Permitted obstructions in certain districts).

115-232 - Street wall location

LAST AMENDED

10/29/2025

In #Residence Districts#, #Commercial Districts# and M1 Districts paired with a #Residence District#, the underlying #street wall# location provisions shall be modified as follows:

- (a) along Jamaica Avenue, the #street wall# location provisions of paragraph (a) of Section [35-631](#) shall apply;
- (b) along all other #zoning lot# frontages, the #street wall# location provisions of paragraph (b) of Section [35-631](#) shall apply. However, for the portion of a #zoning lot# fronting along 164th Street between Jamaica Avenue and Archer Avenue, or fronting along 92nd Road between 164th Street and 165th Street, such #street wall# location provisions need not apply;
- (c) for all Districts, such #street walls# need only extend to a minimum base height of 40 feet; and

(d) along the following #street# frontages, for #developments# with #building# widths exceeding 100 feet, a minimum of 20 percent of the surface area of such #street walls# above the level of the #second story#, or a height of 30 feet, whichever is lower, shall either recess or project a minimum of three feet from the remaining surface of the #street wall#:

- (1) Hillside Avenue, between the Van Wyck Expressway and Parsons Boulevard;
- (2) Archer Avenue, between the Van Wyck Expressway and Parsons Boulevard;
- (3) Sutphin Boulevard, between Hillside Avenue and Liberty Avenue; and
- (4) 150th Street, between Hillside Avenue and Liberty Avenue.

115-233 - Maximum building height

LAST AMENDED

10/29/2025

The underlying height and setback provisions shall be modified as follows:

In #Residence# and #Commercial Districts#, all #buildings# shall follow the applicable height and setback regulations for #residences# set forth in Section [23-43](#) (Height and Setback Requirements in R6 Through R12 Districts), inclusive, in accordance with the applicable #residential equivalent#, except that in C6 Districts without a letter suffix, the height and setback provisions of paragraph (b) of Section [123-652](#) (Special base and building heights) may be applied for the applicable #residential equivalent# in lieu of the provisions of Section [23-434](#) (Height and setback modifications for eligible sites).

115-30 - MANDATORY IMPROVEMENTS

LAST AMENDED

9/10/2007

115-31 - Sidewalk Widening

LAST AMENDED

10/29/2025

The provisions of this Section shall apply to all #developments# fronting upon locations requiring sidewalk widenings as shown on Map 3 (Sidewalk Widening) in Appendix A of this Chapter. A sidewalk widening is a continuous, paved open area along the #street line# of a #zoning lot# having a depth of two feet or five feet, as set forth on Map 3. Such depth shall be measured perpendicular to the #street line#. Sidewalk widenings shall be improved as sidewalks to Department of Transportation standards, at the same level as the adjoining public sidewalk and directly accessible to the public at all times. No #enlargement# shall be permitted to decrease the depth of such sidewalk to less than such minimum required total sidewalk depth.

115-40 - SPECIAL OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS

LAST AMENDED

10/29/2025

The underlying off-street parking and loading provisions shall apply except as modified in this Section, inclusive.

115-41 - Parking and Loading Regulations

LAST AMENDED

10/29/2025

The underlying parking and loading provisions shall be modified as follows:

- (a) permitted or required off-street parking spaces #accessory# to #residences# may be provided on a #zoning lot# other than the same #zoning lot# as the #residences# to which such spaces are #accessory#, provided that such #zoning lot# is no more than 1,500 feet from the nearest boundary of the #zoning lot# occupied by the #residences# to which they are #accessory#; and
- (b) along #Tier C street frontages#, as shown on Map 2 in the Appendix to this Chapter, all curb cuts accessing off-street parking or loading spaces shall be subject to the provisions for R8 Districts set forth in Section [25-631](#) (Location and width of curb cuts in certain districts).

115-50 - SPECIAL APPROVALS

LAST AMENDED

10/29/2025

115-51 - Special Permit to Modify Use or Bulk Regulations

LAST AMENDED

10/29/2025

For any #zoning lot# within the #Special Downtown Jamaica District#, the City Planning Commission may permit modification of the #use# or #bulk# regulations, except #floor area ratio# provisions, provided the Commission shall find that such:

- (a) #use# or #bulk# modification will aid in achieving the general purposes and intent of the Special District;
- (b) #use# modification will encourage a lively pedestrian environment along the #street# or mandatory sidewalk widening, or is necessary for, and the only practicable way to achieve, the programmatic requirements of the development;
- (c) #bulk# modifications will enhance the distribution of #bulk# on the #zoning lot#;
- (d) #bulk# modifications will permit adequate access of light and air to surrounding #streets# and properties; and
- (e) #use# or #bulk# modification will relate harmoniously to the character of the surrounding area.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

115-52 - Authorization for a Public Plaza

LAST AMENDED

10/29/2025

In #Commercial Districts# with a #residential equivalent# of an R9 or R10 District, or in M1 Districts paired with an R9 or R10 District, for #zoning lots# with a #lot area# of at least 25,000 square feet, the City Planning Commission may authorize an increase in the maximum #floor area

ratio# where a #public plaza# is provided on the #zoning lot# in accordance with the provisions of Section [37-70](#) (PUBLIC PLAZAS), inclusive.

In conjunction with such #floor area# bonus, the Commission may authorize modifications to the applicable #bulk# regulations of this Resolution, or to the regulations governing #public plazas# in Section [37-70](#), inclusive.

In order to grant such authorization, the Commission shall determine that the conditions and limitations of paragraph (a) and the findings of paragraph (b) are met.

(a) Conditions and limitations

The following conditions and limitations shall apply:

- (1) for the purposes of determining the bonus ratio to follow:
 - (i) for #Commercial Districts# with a #residential equivalent# of an R9 District, or M1 Districts paired with an R9 District, the underlying bonus ratio for a C6-3 District shall apply; and
 - (ii) for #Commercial Districts# with a #residential equivalent# of an R10 District, or M1 Districts paired with an R10 District, the underlying bonus ratio for a C6-4 District shall apply.

The #floor area# bonus resulting from applying such ratio shall not exceed 20 percent of the maximum #floor area ratio# otherwise permitted by the applicable district regulations;

- (2) modifications to the maximum permitted #building# height shall not result in an increase that exceeds 25 percent of the maximum #building# height otherwise permitted by the applicable district regulations; and
- (3) modifications to the regulations governing #public plazas# shall be limited to:
 - (i) the basic design criteria set forth in Section [37-71](#), inclusive, other than the area dimensions provisions of Section [37-712](#);
 - (ii) the access and circulation provisions set forth in Section [37-72](#), inclusive, other than regulations for hours of access, set forth in Section [37-727](#); and
 - (iii) the types and standards for amenities, set forth in Section [37-74](#), inclusive.

(b) Findings

The Commission shall find that:

- (1) the public benefit derived from the #public plaza# merits the amount of additional #floor area# being granted pursuant to this Section;
- (2) the #public plaza# will be well-integrated with the overall pedestrian circulation network and contribute to an enhanced streetscape;
- (3) any modification to #bulk# regulations are the minimum extent necessary to reasonably accommodate the #public plaza# and the additional #floor area# granted pursuant to this Section and will not unduly obstruct access to light and air to surrounding #streets# and properties; and

- (4) any modification to #public plaza# regulations are the minimum extent necessary, and will better align such #public plaza# regulations with unique site configurations or with the mixed-use character of the neighborhood.

The Commission may prescribe additional appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

115-53 - Authorization for Sites Containing Schools

LAST AMENDED

10/29/2025

For zoning lots containing #schools#, the City Planning Commission may authorize the modification of any #bulk# regulation, other than #floor area ratio#, provided that the conditions in paragraph (a) and the findings in paragraph (b) are met.

(a) Conditions

Where maximum height limitations apply, modifications to maximum #building# height limits shall not exceed 30 feet.

(b) Findings

The Commission shall find that:

- (1) such #bulk# modifications are the minimum extent necessary to reasonably accommodate the #school# and other #buildings# on the #zoning lot#;

- (2) the proposed modification does not impair the essential character of the surrounding area; and
- (3) the proposed modification will not unduly obstruct access of light and air to surrounding #streets# or properties.

Appendix A - Special Downtown Jamaica District Maps

LAST AMENDED

10/29/2025

(10/29/25)

Map 1 — Special Downtown Jamaica District

(10/29/25)

Map 2 — Streetscape Regulations

(10/29/25)

Map 3 — Sidewalk Widening