



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

11-122 - Districts established

File generated by <https://zr.planning.nyc.gov> on 12/8/2023

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LAST AMENDED

11/23/2021

In order to carry out the purposes and provisions of this Resolution, the following districts are hereby established:

Residence Districts

- R1-1 Single-Family Detached Residence District
- R1-2 Single-Family Detached Residence District
- R1-2A Single-Family Detached Residence District

- R2 Single-Family Detached Residence District
- R2A Single-Family Detached Residence District
- R2X Single-Family Detached Residence District

- R3-1 Detached and Semi-Detached Residence District
- R3-2 General Residence District
- R3A Detached Residence District
- R3X Detached Residence District

- R4 General Residence District
- R4-1 Detached and Semi-Detached Residence District
- R4A Detached Residence District
- R4B General Residence District

- R5 General Residence District
- R5A Detached Residence District
- R5B General Residence District
- R5D General Residence District

R6 General Residence District
R6A General Residence District
R6B General Residence District

R7-1 General Residence District
R7-2 General Residence District
R7-3 General Residence District
R7A General Residence District
R7B General Residence District
R7D General Residence District
R7X General Residence District

R8 General Residence District
R8A General Residence District
R8B General Residence District
R8X General Residence District

R9 General Residence District
R9-1 General Residence District
R9A General Residence District
R9D General Residence District
R9X General Residence District

R10 General Residence District
R10A General Residence District
R10H General Residence District
R10X General Residence District

Commercial Districts

C1-1 Local Retail District
C1-2 Local Retail District
C1-3 Local Retail District
C1-4 Local Retail District
C1-5 Local Retail District
C1-6 Local Retail District
C1-6A Local Retail District
C1-7 Local Retail District
C1-7A Local Retail District
C1-8 Local Retail District
C1-8A Local Retail District
C1-8X Local Retail District
C1-9 Local Retail District
C1-9A Local Retail District

C2-1 Local Service District
C2-2 Local Service District
C2-3 Local Service District
C2-4 Local Service District
C2-5 Local Service District
C2-6 Local Service District
C2-6A Local Service District
C2-7 Local Service District
C2-7A Local Service District
C2-7X Local Service District

C2-8 Local Service District

C2-8A Local Service District

C3 Waterfront Recreation District

C3A Waterfront Recreation District

C4-1 General Commercial District

C4-2 General Commercial District

C4-2A General Commercial District

C4-2F General Commercial District

C4-3 General Commercial District

C4-3A General Commercial District

C4-4 General Commercial District

C4-4A General Commercial District

C4-4D General Commercial District

C4-4L General Commercial District

C4-5 General Commercial District

C4-5A General Commercial District

C4-5D General Commercial District

C4-5X General Commercial District

C4-6 General Commercial District

C4-6A General Commercial District

C4-7 General Commercial District

C4-7A General Commercial District

C5-1 Restricted Central Commercial District

C5-1A Restricted Central Commercial District

C5-2 Restricted Central Commercial District

C5-2.5 Restricted Central Commercial District
C5-2A Restricted Central Commercial District
C5-3 Restricted Central Commercial District
C5-3.5 Restricted Central Commercial District
C5-4 Restricted Central Commercial District
C5-5 Restricted Central Commercial District
C5-P Restricted Central Commercial District

C6-1 General Central Commercial District
C6-1A General Central Commercial District
C6-1G General Central Commercial District
C6-2 General Central Commercial District
C6-2A General Central Commercial District
C6-2G General Central Commercial District
C6-2M General Central Commercial District
C6-3 General Central Commercial District
C6-3A General Central Commercial District
C6-3D General Central Commercial District
C6-3X General Central Commercial District
C6-4 General Central Commercial District
C6-4.5 Restricted Central Commercial District
C6-4A General Central Commercial District
C6-4M General Central Commercial District
C6-4X General Central Commercial District
C6-5 General Central Commercial District
C6-5.5 Restricted Central Commercial District
C6-6 General Central Commercial District
C6-6.5 Restricted Central Commercial District

- C6-7 General Central Commercial District
- C6-7.5 Restricted Central Commercial District
- C6-7T Restricted Central Commercial District
- C6-8 General Central Commercial District
- C6-9 General Central Commercial District

C7 Commercial Amusement District

- C8-1 General Service District
- C8-2 General Service District
- C8-3 General Service District
- C8-4 General Service District

Manufacturing Districts

- M1-1 Light Manufacturing District (High Performance)
- M1-1D Light Manufacturing District (High Performance)
- M1-2 Light Manufacturing District (High Performance)
- M1-2D Light Manufacturing District (High Performance)
- M1-3 Light Manufacturing District (High Performance)
- M1-3D Light Manufacturing District (High Performance)
- M1-4 Light Manufacturing District (High Performance)
- M1-4D Light Manufacturing District (High Performance)
- M1-5 Light Manufacturing District (High Performance)
- M1-5B Light Manufacturing District (High Performance)
- M1-5D Light Manufacturing District (High Performance)
- M1-5M Light Manufacturing District (High Performance)
- M1-6 Light Manufacturing District (High Performance)

M1-6D Light Manufacturing District (High Performance)

M1-6M Light Manufacturing District (High Performance)

M2-1 Medium Manufacturing District (Medium Performance)

M2-2 Medium Manufacturing District (Medium Performance)

M2-3 Medium Manufacturing District (Medium Performance)

M2-4 Medium Manufacturing District (Medium Performance)

M3-1 Heavy Manufacturing District (Low Performance)

M3-2 Heavy Manufacturing District (Low Performance)

Special Purpose Districts

Establishment of the Special 125th Street District

In order to carry out the special purposes of this Resolution as set forth in Article IX, Chapter 7, the #Special 125th Street District# is hereby established.

Establishment of the Special Battery Park City District

In order to carry out the special purposes of this Resolution as set forth in Article VIII, Chapter 4, the #Special Battery Park City District# is hereby established.

Establishment of the Special Bay Ridge District

In order to carry out the special purposes of this Resolution as set forth in Article XI, Chapter 4, the #Special Bay Ridge District# is hereby established.

Establishment of the Special Bay Street Corridor District

In order to carry out the special purposes of this Resolution as set forth in Article XIII, Chapter 5, the #Special Bay Street Corridor District# is hereby established.

Establishment of the Special Brooklyn Navy Yard District

In order to carry out the special purposes of this Resolution as set forth in Article XIV, Chapter 4, the #Special Brooklyn Navy Yard District# is hereby established.

Establishment of the Special City Island District

In order to carry out the special purposes of this Resolution as set forth in Article XI, Chapter 2, the #Special City Island District# is hereby established.

Establishment of the Special Clinton District

In order to carry out the special purposes of this Resolution as set forth in Article IX, Chapter 6, the #Special Clinton District# is hereby established.

Establishment of the Special Coastal Risk District

In order to carry out the special purposes of this Resolution as set forth in Article XIII, Chapter 7, the #Special Coastal Risk District# is hereby established.

Establishment of the Special College Point District

In order to carry out the special purposes of this Resolution as set forth in Article XII, Chapter 6, the #Special College Point District# is hereby established.

Establishment of the Special Coney Island District

In order to carry out the special purposes of this Resolution as set forth in Article XIII, Chapter 1, the #Special Coney Island District# is hereby established.

Establishment of the Special Coney Island Mixed Use District

In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 6, the #Special Coney Island Mixed Use District# is hereby established.

Establishment of the Special Downtown Brooklyn District

In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 1, the #Special Downtown Brooklyn District# is hereby established.

Establishment of the Special Downtown Far Rockaway District

In order to carry out the special purposes of this Resolution as set forth in Article XIII, Chapter 6, the #Special Downtown Far Rockaway District# is hereby established.

Establishment of the Special Downtown Jamaica District

In order to carry out the special purposes of this Resolution as set forth in Article XI, Chapter 5, the #Special Downtown Jamaica District# is hereby established.

Establishment of the Special East Harlem Corridors District

In order to carry out the special purposes of this Resolution as set forth in Article XIII, Chapter 8, the #Special East Harlem Corridors District# is hereby established.

Establishment of the Special Enhanced Commercial District

In order to carry out the special purposes of this Resolution as set forth in Article XIII, Chapter 2, the #Special Enhanced Commercial District# is hereby established.

Establishment of the Special Flushing Waterfront District

In order to carry out the special purposes of this Resolution as set forth in Article XII, Chapter 7, the #Special Flushing Waterfront District# is hereby established.

Establishment of the Special Forest Hills District

In order to carry out the special purposes of this Resolution as set forth in Article VIII, Chapter 6, the #Special Forest Hills District# is hereby established.

Establishment of the Special Garment Center District

In order to carry out the special purposes of this Resolution as set forth in Article XII, Chapter 1, the #Special Garment Center District# is hereby established.

Establishment of the Special Governors Island District

In order to carry out the special purposes of this Resolution, as set forth in Article XIII, Chapter 4, the #Special Governors Island District# is hereby established.

Establishment of the Special Gowanus Mixed Use District

In order to carry out the special purposes of this Resolution, as set forth in Article XIII, Chapter 9, the #Special Gowanus Mixed Use District# is hereby established.

Establishment of the Special Grand Concourse Preservation District

In order to carry out the special purposes of this Resolution as set forth in Article XII, Chapter 2, the #Special Grand Concourse Preservation District# is hereby established.

Establishment of the Special Harlem River Waterfront District

In order to carry out the special purposes of this Resolution as set forth in Article VIII, Chapter 7, the #Special Harlem River Waterfront District# is hereby established.

Establishment of the Special Hillside Preservation District

In order to carry out the special purposes of this Resolution as set forth in Article XI, Chapter 9, the #Special Hillside Preservation District# is hereby established.

Establishment of the Special Hudson River Park District

In order to carry out the special purposes of this Resolution as set forth in Article VIII, Chapter 9, the #Special Hudson River Park District# is hereby established.

Establishment of the Special Hudson Square District

In order to carry out the special purposes of this Resolution as set forth in Article VIII, Chapter 8, the #Special Hudson Square District# is hereby established.

Establishment of the Special Hudson Yards District

In order to carry out the special purposes of this Resolution as set forth in Article IX, Chapter 3, the #Special Hudson Yards District# is hereby established.

Establishment of the Special Hunts Point District

In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 8, the #Special Hunts Point District# is hereby established.

Establishment of the Special Inwood District

In order to carry out the special purposes of this Resolution as set forth in Article XIV, Chapter 2, the #Special Inwood District# is hereby established.

Establishment of the Special Jerome Corridor District

In order to carry out the special purposes of this Resolution as set forth in Article XIV, Chapter 1, the #Special Jerome Corridor District# is hereby established.

Establishment of Special Limited Commercial District

In order to carry out the special purposes of this Resolution as set forth in Article VIII, Chapter 3, the #Special Limited Commercial District# is hereby established.

Establishment of Limited Height Districts

The following are hereby established as #Limited Height Districts# to which the provisions of Sections [23-691](#), [24-591](#), [33-491](#) or [43-49](#) (Limited Height Districts) shall apply either directly or in other provisions of this Resolution, where they are incorporated by cross-reference:

LH-1 Limited Height District No. 1

LH-1A Limited Height District No. 1A

LH-2 Limited Height District No. 2

LH-3 Limited Height District No. 3

Establishment of the Special Lincoln Square District

In order to carry out the special purposes of this Resolution as set forth in Article VIII, Chapter 2, the #Special Lincoln Square District# is hereby established.

Establishment of the Special Little Italy District

In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 9, the #Special Little Italy District# is hereby established.

Establishment of the Special Long Island City Mixed Use District

In order to carry out the special purposes of this Resolution as set forth in Article XI, Chapter 7, the #Special Long Island City Mixed Use District# is hereby established.

Establishment of the Special Lower Manhattan District

In order to carry out the special purposes of this Resolution as set forth in Article IX, Chapter 1, the #Special Lower Manhattan District# is hereby established.

Establishment of the Special Madison Avenue Preservation District

In order to carry out the special purposes of this Resolution as set forth in Article IX, Chapter 9, the #Special Madison Avenue Preservation District# is hereby established.

Establishment of the Special Manhattanville Mixed Use District

In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 4, the #Special Manhattanville Mixed Use District# is hereby established.

Establishment of the Special Midtown District

In order to carry out the special purposes of this Resolution as set forth in Article VIII, Chapter 1, the #Special Midtown District# is hereby established.

Establishment of the Special Mixed Use District

In order to carry out the special purposes of this Resolution as set forth in Article XII, Chapter 3, the #Special Mixed Use District# is hereby established.

Establishment of the Special Natural Area District

In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 5, the #Special Natural Area District# is hereby established.

Establishment of the Special Ocean Parkway District

In order to carry out the special purposes of this Resolution as set forth in Article XI, Chapter 3, the #Special Ocean Parkway District# is hereby established.

Establishment of the Special Park Improvement District

In order to carry out the special purposes of this Resolution as set forth in Article IX, Chapter 2, the #Special Park Improvement District# is hereby established.

Establishment of the Special Planned Community Preservation District

In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 3, the #Special Planned Community Preservation District# is hereby established.

Establishment of the Special Scenic View District

In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 2, the #Special Scenic View District# is hereby established.

Establishment of the Special Sheepshead Bay District

In order to carry out the special purposes of this Resolution as set forth in Article IX, Chapter 4, the #Special Sheepshead Bay District# is hereby established.

Establishment of the Special SoHo-NoHo Mixed Use District

In order to carry out the special purposes of this Resolution as set forth in Article XIV, Chapter 3, the #Special SoHo-NoHo Mixed Use District# is hereby established.

Establishment of the Special South Richmond Development District

In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 7, the #Special South Richmond Development District# is hereby established.

Establishment of the Special Southern Hunters Point District

In order to carry out the special purposes of this Resolution, as set forth in Article XII, Chapter 5, the #Special Southern Hunters Point District# is hereby established.

Establishment of the Special Southern Roosevelt Island District

In order to carry out the special purposes of this Resolution as set forth in Article XIII, Chapter 3, the #Special Southern Roosevelt Island District# is hereby established.

Establishment of the Special St. George District

In order to carry out the special purposes of this Resolution as set forth in Article XII, Chapter 8, the #Special St. George District# is hereby established.

Establishment of the Special Stapleton Waterfront District

In order to carry out the special purposes of this Resolution as set forth in Article XI, Chapter 6, the #Special Stapleton Waterfront District# is hereby established.

Establishment of the Special Transit Land Use District

In order to carry out the special purposes of this Resolution as set forth in Article IX, Chapter 5, a #Special Transit Land Use District# is hereby established.

Establishment of the Special Tribeca Mixed Use District

In order to carry out the special purposes of this Resolution as set forth in Article XI, Chapter 1, the #Special Tribeca Mixed Use District# is hereby established.

Establishment of the Special Union Square District

In order to carry out the special purposes of this Resolution as set forth in Article XI, Chapter 8, the #Special Union Square District# is hereby established.

Establishment of the Special United Nations Development District

In order to carry out the special purposes of this Resolution as set forth in Article VIII, Chapter 5, the #Special United Nations Development District# is hereby established.

Establishment of the Special West Chelsea District

In order to carry out the special purposes of this Resolution as set forth in Article IX, Chapter 8, the #Special West Chelsea District# is hereby established.

Establishment of the Special Willets Point District

In order to carry out the special purposes of this Resolution as set forth in Article XII, Chapter 4, the #Special Willets Point District# is hereby established.