Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

114-00 - GENERAL PURPOSES

File generated by https://zr.planning.nyc.gov on 9/12/2026

114-00 - GENERAL PURPOSES

LAST AMENDED
3/23/2005

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

(a) to preserve, protect and maintain the existing scale and character of the residential and commercial community;

(b) to encourage design of residential, commercial and community facility development which is in character with the neighborhood and surrounding community; and

(c) to promote the most desirable use of land in the area and thus to conserve the value of land and buildings, and thereby to protect the City's tax revenues.

114-01 - General Provisions

LAST AMENDED
10/7/2021

In harmony with the general provisions and intent of this Resolution and the general purposes of the #Special Bay Ridge District#, the regulations of the districts upon which this Special District is superimposed are supplemented or modified in accordance with the provisions of this Chapter. The provisions of this Chapter shall apply to all #buildings#.

Except as modified by the provisions of this Chapter, the regulations of the underlying districts remain in effect.

For #transit-adjacent sites#, as defined in Section 66-11 (Definitions), 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.

In #flood zones#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Zones), the provisions of Article VI, Chapter 4 shall control.

114-02 - Applicability of Certain Provisions

LAST AMENDED
12/5/2024

Within the #Special Bay Ridge District#, the definition of #qualifying residential site# shall be modified to exclude #zoning lots# existing on December 5, 2024, with a #lot area# that exceeds five acres.

In addition, no #backyard ancillary dwelling units# shall be permitted within the portion of the #Special Bay Ridge District# west of Ridge Boulevard or south of Marine Avenue.