



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

113-50 - THE SUBDISTRICT

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113-50 - THE SUBDISTRICT

LAST AMENDED
8/3/1993

113-501 - General purposes

LAST AMENDED
8/3/1993

In order to preserve and enhance the character of the neighborhood, the Subdistrict within the Special Ocean Parkway District is established which encourages large single- or two-family detached and semi-detached residences.

113-502 - Special use regulations

LAST AMENDED
6/6/2024

Within the Subdistrict, #single-# and #two-family detached# and #semi-detached residences# and #community facility uses# are the only permitted #uses#. #Non-conforming single-# or #two-family residences# may be #enlarged# or #extended# pursuant to the provisions of the Subdistrict provided that a 30 foot #rear yard# is maintained. All other #non-conforming uses# shall be subject to the provisions of Article V, Chapter 2 (Non-conforming Uses).

113-503 - Special bulk regulations

LAST AMENDED
2/2/2011

For #single-# and #two-family# #detached# and #semi-detached residences#, and for #zoning lots# containing both #community facility# and #residential uses#, certain underlying district #bulk# regulations are set forth in Article II, Chapter 3 (Residential Bulk Regulations in Residence Districts), except as superseded by those set forth in Sections [113-51](#) through [113-55](#), inclusive. The regulations applicable to a #predominantly built-up area# shall not apply in the Subdistrict.

For #community facility buildings#, the #bulk# regulations of Article II, Chapter 3, are superseded by those set forth in Sections [113-51](#) (Maximum Permitted Floor Area Ratio), [113-542](#) (Minimum required front yards), [113-543](#) (Minimum required side yards), [113-544](#) (Minimum required rear yards) and [113-55](#) (Height and Setback Regulations). The provisions of Sections [24-01](#) (Applicability of this Chapter), [24-012](#) (Exceptions to the bulk regulations of this Chapter), paragraph (a), and [24-04](#) (Modification of Bulk Regulations in Certain Districts), pertaining to R4-1 Districts, shall not apply in the Subdistrict.

113-51 - Maximum Permitted Floor Area Ratio

LAST AMENDED
8/3/1993

The maximum permitted #floor area ratio# shall be 1.50.

113-52 - Density Regulations

LAST AMENDED

7/26/2001

The regulations set forth in Section [23-22](#) (Maximum Number of Dwelling Units) pertaining to R4-1 Districts shall apply.

113-53 - Lot Area, Lot Width and Density Regulations

LAST AMENDED

2/2/2011

The regulations set forth in Section [23-32](#) (Minimum Lot Area or Lot Width for Residences) pertaining to R4-1 Districts shall apply to #residential uses#. The regulations set forth in Section [24-20](#) (APPLICABILITY OF DENSITY REGULATIONS TO ZONING LOTS CONTAINING BOTH RESIDENTIAL AND COMMUNITY FACILITY USES), pertaining to R4 Districts, shall apply to #buildings# used partly for #residence# and partly for #community facility use#.

113-54 - Yard Regulations

LAST AMENDED

8/3/1993

113-541 - Permitted obstructions in required yards or rear yard equivalents

LAST AMENDED

2/2/2011

For permitted #residential uses#, the provisions of Section [23-44](#) (Permitted Obstructions in Required Yards or Rear Yard Equivalents) shall apply with the following modifications:

- (a) open #accessory# off-street parking spaces shall not be located within a #front yard# unless such spaces are located in a permitted #side lot ribbon#;
 - (b) three-foot overhangs in a required 18-foot #front yard# in R4 or R5 Districts shall not be permitted; and
 - (c) balconies shall not be a permitted obstruction in #rear yards# or #rear yard equivalents#.
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113-542 - Minimum required front yards

LAST AMENDED

8/3/1993

The regulations set forth in Section [23-45](#) (Minimum Required Front Yards) pertaining to R4-1 Districts shall apply.

113-543 - Minimum required side yards

LAST AMENDED

2/2/2011

The regulations set forth in Section [23-461](#) (Side yards for single- or two- family residences) pertaining to R4A Districts shall apply to #detached buildings#. The regulations in that Section pertaining to R4-1 Districts shall apply to #semi-detached residences#.

For an existing #single-# or #two-family residence# with a #non-complying# #side yard#, an #enlargement# involving a straight

line extension of the existing #building# walls facing such #non-complying# #side yard# is permitted, provided that:

- (a) the portion of the #building# which is #enlarged# complies with the height and setback regulations set forth in Section [113-55](#);
- (b) the minimum distance between such #building# wall and the nearest #building# wall, or prolongation thereof, on an adjoining #zoning lot# across the common #side lot line# is eight feet;
- (c) the #enlarged# #building# does not contain more than two #dwelling units#;
- (d) there is no encroachment on the existing #non-complying# #side yard#, except as set forth in this Section; and
- (e) the #enlargement# does not otherwise result in the creation of a new #non-compliance# with the applicable #bulk# regulations.

113-544 - Minimum required rear yards

LAST AMENDED

8/3/1993

One #rear yard# with a depth of not less than 20 feet shall be provided on any #zoning lot# except a #corner lot#. The provisions of Section [23-52](#) (Special Provisions for Shallow Interior Lots) shall be inapplicable. The provisions of Section [23-53](#) (Special Provisions for Through Lots) pertaining to R4 Districts shall apply except that the provisions in Section [23-532](#) (Required rear yard equivalents) shall be modified to require 40 feet instead of 60 feet in paragraph (a), or 20 feet instead of 30 feet in paragraphs (b) and (c).

113-545 - Special provisions for side lot line walls

LAST AMENDED

2/2/2011

The regulations set forth in Section [23-49](#) (Special Provisions for Side Lot Line Walls) pertaining to R4-1 Districts shall apply.

113-55 - Height and Setback Regulations

LAST AMENDED

3/22/2016

The height and setback regulations of a #building or other structure# in the Subdistrict shall be those applicable to R4A Districts in Section [23-631](#) (General provisions), except that paragraph (b)(2) shall be modified as follows:

Each perimeter wall of the #building or other structure# may have one or more apex points directly above it on the 35 foot high plane. (See Section [23-631](#), Figure B).

113-56 - Parking Regulations

LAST AMENDED

8/3/1993

113-561 - General provisions

LAST AMENDED
8/3/1993

Except as set forth in this Section, the regulations set forth in Article II, Chapter 5 (Accessory Off-street Parking and Loading Regulations), pertaining to R2X Districts, shall apply.

113-562 - Parking requirements

LAST AMENDED
2/2/2011

One #accessory# off-street parking space shall be provided for each #dwelling unit# created after August 3, 1993. This requirement may be waived for a #single-family residence# on an #interior zoning lot# that has a width of less than 25 feet along a #street#.

113-57 - Administration

LAST AMENDED
8/3/1993

113-571 - Special provisions for zoning lots divided by district boundaries

LAST AMENDED
8/3/1993

For the purposes of applying the regulations of Article VII, Chapter 7 (Special Provisions for Zoning Lots Divided by District Boundaries), the Subdistrict shall be considered an R4-1 District.