Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

113-50 - THE SUBDISTRICT

File generated by https://zr.planning.nyc.gov on 11/19/2026

113-50 - THE SUBDISTRICT

LAST AMENDED
8/3/1993

113-501 - General purposes

LAST AMENDED
12/5/2024

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, as well as multiple dwellings in appropriate locations.

113-51 - Special Use Regulations

LAST AMENDED
12/5/2024

Within the Subdistrict, the underlying #use# regulations applicable to an R4-1 District shall apply, except that for #qualifying residential sites# the regulations applicable to an R5 District shall apply.

113-52 - Special Bulk Regulations

LAST AMENDED

12/5/2024

For #residential buildings#, or the portion of #building# containing #residences#, the underlying #bulk# regulations applicable to an R4-1 District shall apply, except as set forth in this Section, inclusive.

For #community facility# #buildings#, or the portion of #buildings# allocated to #community facility uses#, the #bulk# regulations of Article II, Chapter 3 shall apply, except as modified by the provisions of this Section, inclusive.

113-521 - Maximum permitted floor area ratio

LAST AMENDED
12/5/2024

The maximum permitted #floor area ratio# shall be 1.50, except that for #qualifying residential sites# the maximum permitted #floor area ratio# shall be 2.00.

113-522 - Yard regulations

LAST AMENDED
12/5/2024

For permitted #residential uses#, the provisions of Section 23-311 (Permitted obstructions in all yards, courts and open areas) 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 #front yard# in R4 or R5 Districts shall not be permitted.

In addition, the rear yard requirements in paragraph (a)(1) of Section 23-342 (Rear yard requirements) shall apply to all #buildings#.

113-523 - Height and setback regulations

LAST AMENDED
12/5/2024

For #buildings# subject to the height and setback regulations of Section 23-421 (Basic pitched-roof envelopes for certain districts), the following modification shall apply: 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.