



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# 113-50 - THE SUBDISTRICT

File generated by <https://zr.planning.nyc.gov> on 1/15/2025

---

## 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regulations are set forth in Article II, Chapter 3 (Residential Bulk Regulations in Residence Districts), except as superseded by those set forth in Sections [113-51](#) through [113-55](#), inclusive.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For #community facility buildings#, the #bulk# regulations of Article II, Chapter 3, are superseded by those set forth in Sections [113-51](#) (Maximum Permitted Floor Area Ratio), [113-542](#) (Minimum required front yards), [113-543](#) (Minimum required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#.
- 

### **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.