



Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

Chapter 4 - Special Bay Ridge District (BR)

File generated by <https://zr.planning.nyc.gov> on 3/12/2026

Chapter 4 - Special Bay Ridge District (BR)

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.

114-10 - SPECIAL BULK REGULATIONS

LAST AMENDED

3/23/2005

In the #Special Bay Ridge District#, the maximum #floor area ratio# and height and setback regulations shall apply as modified in this Section, inclusive.

114-11 - Special Floor Area Regulations

LAST AMENDED

12/5/2024

In C8-2 Districts, for any #zoning lot#, the maximum #floor area ratio# for any #community facility use# shall not exceed 3.0.

In R4A, R4-1, R4B or R5B Districts, the #bulk# regulations of Article II, Chapter 4, shall apply to #community facility# #buildings#, except that the maximum #floor area ratio# shall not exceed 1.65. For a #building# that is used partly for #community facility# #use# and partly for #residential use#, the #bulk# regulations of Article II, Chapter 3, shall apply to all portions of such #building#, except that where:

- (a) such #community facility# #use# has received tax-exempt status from the New York City Department of Finance, or its successor, pursuant to Section 420 of the New York State Real Property Tax Law; or
- (b) such #building# has received an authorization pursuant to Section [24-06](#) (Modification of Bulk Regulations in Certain Districts);

the #bulk# regulations of Article II, Chapter 4, shall apply to the #community facility# portion of such #building#, provided that the maximum #floor area ratio# for the #community facility use# shall not exceed 1.65.

114-12 - Special Height and Setback Regulations

LAST AMENDED

3/23/2005

114-121 - Special rooftop regulations

LAST AMENDED

12/5/2024

The provisions of Section [33-42](#) (Permitted Obstructions) shall apply to all #buildings or other structures# in R6A, R6B, R7A, R7B, C4-2A and C8-2 Districts in the #Special Bay Ridge District#, except that dormers may penetrate a maximum base height in accordance with the provisions of paragraph (b)(1) of Section [23-413](#) (Permitted obstructions in certain districts).

114-122 - Maximum building height and setback

LAST AMENDED

12/5/2024

In the #Special Bay Ridge District#, the height and setback and maximum #building# height regulations of the underlying districts have been modified as follows:

(a) In C8-2 Districts

In C8-2 Districts, the maximum height of a #building or other structure# shall be 70 feet. Any portion of a #building or other structure# that exceeds a height of 60 feet shall be set back with a depth of at least 10 feet from a #wide# #street line# and at least 15 feet from a #narrow# #street line#.

(b) For #community facilities# in #Residence Districts#

In R3A, R3X, R3-2, R4A, R4-1, R4B and R5B Districts, the maximum height of a #community facility# #building# shall not exceed 32 feet.

However, #energy infrastructure equipment# and #accessory# mechanical equipment shall be permitted obstructions above such height limits, subject to the provisions of Sections [24-51](#) or [33-42](#) (Permitted Obstructions), as applicable.