



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

Chapter 3 - Special Ocean Parkway District (OP)

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Chapter 3 - Special Ocean Parkway District (OP)

113-00 - GENERAL PURPOSES

LAST AMENDED

1/20/1977

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

- (a) to promote and strengthen the scenic landmark designation of Ocean Parkway by requiring landscaping along Ocean Parkway;
 - (b) to maintain the existing scale and character of the community by limiting the bulk of permitted community facilities;
 - (c) to protect the environmental quality of and improve circulation within the District by requiring enclosed parking for all uses along Ocean Parkway and by requiring off-street loading for certain community facilities throughout the District; and
 - (d) to promote the most desirable use of land in this area and thus to conserve the value of land and thereby protect the City's tax revenue.
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113-01 - General Provisions

LAST AMENDED

10/7/2021

In harmony with the general purposes of the #Special Ocean Parkway District# and in accordance with the provisions of this Chapter, certain specified regulations of the districts on which the #Special Ocean Parkway District# is superimposed are made inapplicable and special regulations are substituted therefor. Except as modified by the express provisions of the Special District, the regulations of the underlying districts remain in force. In #flood zones#, or 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 4 (Special Regulations Applying in Flood Zones), or Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), the provisions of Article VI shall control.

For the purpose of applying the Inclusionary Housing Program provisions set forth in Sections [23-154](#) and [23-90](#), inclusive, #Mandatory Inclusionary Housing areas# within the #Special Ocean Parkway District# are shown on the maps in APPENDIX F of this Resolution.

The Subdistrict of the #Special Ocean Parkway District# is identified in Appendix A of this Chapter. In addition to the requirements of Sections [113-10](#) through [113-40](#), inclusive, the special regulations set forth in Sections [113-50](#) through [113-57](#), inclusive, shall apply to the Subdistrict.

113-10 - SPECIAL BULK REGULATIONS

LAST AMENDED

1/20/1977

The bulk regulations of the underlying districts shall apply, except as superseded, supplemented or modified by the provisions of this Section, inclusive.

113-11 - Special Bulk Regulations for Community Facilities

LAST AMENDED

2/2/2011

In #Residence Districts# and #Commercial Districts# with residential equivalents, all #community facility buildings#, and portions of #buildings# containing #community facility uses#, shall be subject to the applicable underlying district #bulk# regulations of Article II, Chapter 3 (Residential Bulk Regulations in Residence Districts), except as provided below:

- (a) in R2X Districts, the #residential# #bulk# regulations of an R3-1 District shall apply to #community facility buildings#;
- (b) in R6 or R7 Districts with a letter suffix, the applicable #bulk# regulations set forth in Article II, Chapter 4 (Bulk Regulations for Community Facilities in Residence Districts) shall apply;
- (c) in the Subdistrict, the #bulk# regulations of Article II, Chapter 3 shall apply, except as set forth in Section [113-503](#) (Special bulk regulations); and
- (d) in R6 or R7 Districts without a letter suffix, the #community facility# #bulk# regulations of Article II, Chapter 4, may be made applicable by certification of the City Planning Commission, pursuant to Section [113-41](#) (Certification for Community Facility Uses on Certain Corner Lots).

113-12 - Special Front Yard Regulations

LAST AMENDED

2/2/2011

For all #zoning lots# with frontage along Ocean Parkway, there shall be a 30 foot #front yard#. No obstructions including porches either open or enclosed, canopies or stairs are permitted within the #front yard#. Any driveway within such #front yard# shall be perpendicular to the #street line# or, in the case where the #street wall# is not parallel with the #street line#, the driveway shall be perpendicular to the #street wall#.

Balconies pursuant to Section [23-13](#) may, by a depth of not more than six feet, penetrate #front yards#, except along Ocean Parkway.

113-13 - Special Bulk Regulations for Lots Adjacent to Park Circle-Machate Circle

LAST AMENDED

In R8A Districts, for #zoning lots# fronting on Park Circle-Machate Circle, the provisions of Section [23-66](#) (Height and Setback Requirements for Quality Housing Buildings) shall be modified to allow for #street walls# within 125 feet of a #wide street# to rise without setback to a maximum base height of 115 feet and allow for a minimum required setback of 10 feet above such base height, provided that the maximum #building# height shall not exceed: 115 feet within 100 feet of Ocean Parkway or within 30 feet of an R7A District; 125 feet between 100 and 150 feet of Ocean Parkway, within 20 feet of Coney Island Avenue, or between 30 and 50 feet from an R7A District; and 140 feet on any other portion of the #zoning lot#. For the purposes of this paragraph, distances shall be measured perpendicular to the #street line# or district boundary, as applicable.

113-20 - SPECIAL PARKING AND OFF-STREET LOADING REGULATIONS

LAST AMENDED

1/20/1977

113-21 - Special Parking Regulations

LAST AMENDED
2/2/2011

For all #developments# having frontage on Ocean Parkway, all required or permitted #accessory# off-street parking spaces shall be #completely enclosed#.

113-22 - Special Off-street Loading Regulations

LAST AMENDED
2/2/2011

- (a) For any #building# containing a #school# for children below grade 7, off-street loading facilities shall be provided in accordance with the requirements of this Section. Such off-street loading facilities shall be so situated and arranged to provide head-in and head-out movement of vehicles on two separate #streets#, and shall have a minimum dimension of 12 feet. All such off-street loading facilities shall be screened from adjacent #zoning lots# by a four foot buffer of shrubbery that is at least four feet high at the time of planting.
- (b) For other #schools# with no children below grade 7, an off-street loading facility shall be provided with a minimum dimension of 12 by 18 feet.

113-30 - SPECIAL LANDSCAPING REGULATIONS

LAST AMENDED
1/20/1977

Within the 30 foot #front yard# required along Ocean Parkway, landscaping in the form of grass, ground cover, trees or shrubs shall be provided at #curb level# or the natural grade level. Paving within the #front yard# shall be limited to the amount necessary for driveways or walkways. Fences are permitted along the #front# or #side lot line# provided that such fence is no higher than four feet above #curb level#.

113-31 - Tree Planting Requirements

LAST AMENDED
4/30/2008

In addition to the applicable underlying #street# tree planting requirements, all changes of #use# on #zoning lots# having frontage on Ocean Parkway, shall provide #street# trees in accordance with the provisions of Section [26-41](#) (Street Tree Planting).

113-40 - CERTIFICATIONS AND AUTHORIZATIONS FOR COMMUNITY FACILITIES

LAST AMENDED
12/19/1996

113-41 - Certification for Community Facility Uses on Certain Corner Lots

LAST AMENDED
2/2/2011

Within the #Special Ocean Parkway District# the City Planning Commission may allow, by certification, #community facility

Within the #Special Ocean Parkway District#, the City Planning Commission may allow, by certification, #community facility developments# or #enlargements# or changes of #use# containing #community facility uses#, to exceed the #bulk# regulations of Section [113-11](#) (Special Bulk Regulations for Community Facilities) when located on #corner lots#, one #lot line# of which is the #street line# of a #wide street#, provided that:

- (a) the #community facility building# will comply with the #bulk# regulations of Article II, Chapter 4 (Bulk Regulations for Community Facilities in Residence Districts); and
- (b) the scale of the proposed #community facility building# is appropriate to the scale of the surrounding #development#.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

113-42 - Authorization for Enlargements of Community Facility Buildings

LAST AMENDED

2/2/2011

Within the #Special Ocean Parkway District#, the City Planning Commission may authorize #enlargements# that exceed the #bulk# limitations of Section [113-11](#) (Special Bulk Regulations for Community Facilities), provided:

- (a) the existing #building# is a #community facility building# #developed# prior to December 19, 1996;
- (b) the existing #community facility building# is located partially or wholly on a #corner lot#, one #lot line# of which is the #street line# of a #wide street#;
- (c) the #enlarged# #community facility building# will comply with the #bulk# regulations of Article II, Chapter 4 (Bulk Regulations for Community Facilities in Residence Districts); and
- (d) the scale of the proposed #community facility building# is appropriate to the scale of the surrounding area.

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

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

113-502 - Special use regulations

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

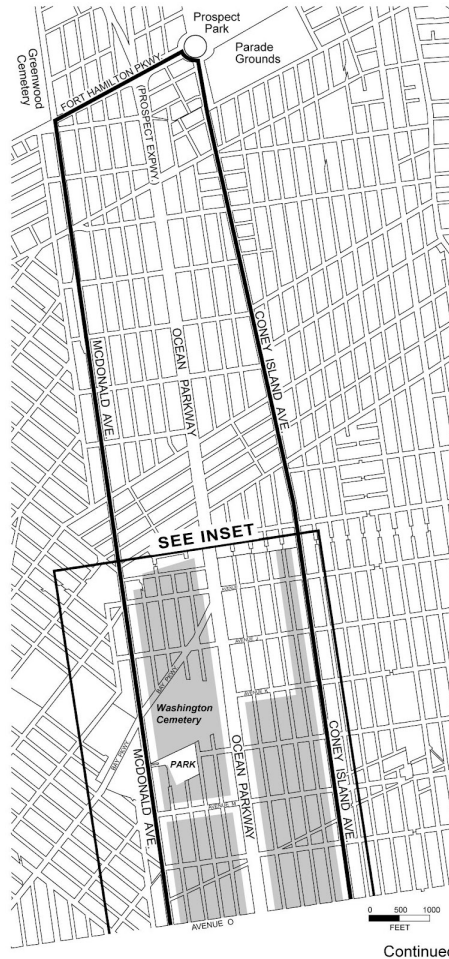
113-571 - Special provisions for zoning lots divided by district boundaries

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.

Appendix A - Special Ocean Parkway District

LAST AMENDED 8/3/1993





-  Special Ocean Parkway District
-  Subdistrict Area

Continued

INSET



Subdistrict Area

