ZONING THE CITY
NYC's basic zoning classification and some of the uses you might find in each one.

Residential
- **Single-family homes**
- **Detached homes**
- **Semi-detached homes**
- **Walkups**
- **Mid-rise apartment buildings**
- **Huge towers**
- **Small apartment buildings**
- **Brownstones/Rowhouses**

Commercial
- **Bodegas**
- **Barber shops**
- **Pizza parlors**
- **Waterfront recreation**
- **Boating**
- **Beaches**
- **Fishing**
- **Department stores**
- **Theaters**
- **Hotels**
- **Electronics emporiums**
- **Big office buildings**
- **Funfair**
- **Gas station**
- **Car dealerships**
- **Car washes**

Manufacturing
- **Garment factories**
- **Industrial bakeries**
- **Sewage treatment**
- **Asphalt factories**
- **Machine shops**
- **Transfer stations**
- **Warehouses**
- **Ironworks**

ZONING THE BLOCK
The zoning code guides the size and shape of buildings in different parts of the city.

What’s Your Zoning?

**FAR = Floor Area Ratio**

\[
\text{FAR} = \frac{\text{TOTAL FLOOR AREA}}{\text{LOT AREA}}
\]

These buildings all have the same floor area. In this case, the floor area is equal to the lot area, so:

\[ \text{Floor Area Ratio} = 1.0 \]

**Maximum lot coverage**

The amount of your lot that the building can cover.

**Yard requirements**

- **FRONT YARD**
- **REAR YARD**

**Height limits**

- **MAXIMUM**: The tallest part of your building
- **STREET WALL**: The part of your building closest to the street

THE CENTER FOR URBAN PEDAGOGY
welcometocup.org