How does zoning control new development?

There will be a special district mapped across the entire rezoning area. Through a special district, zoning can be carefully tailored to shape and guide development.

What does zoning not control?

- Zoning relates to new development; it generally does not affect existing buildings and uses.
- Zoning does not mandate or prohibit specific businesses.
- Zoning does not mandate or prohibit architectural style.
- Zoning does not force private property to redevelop.

Special districts provide explicit and precise controls for building form and massing, the pedestrian realm, waterfront public open space and other aspects of new development.
WHAT DO YOU WANT ZONING TO ACHIEVE?

Place a marker next to an idea you second or support. What’s missing? Add your comments here.

1. Preserve and extend Inwood’s well-defined neighborhood character.

2. Promote a vibrant mix of uses, including housing, retail, and indoor community spaces and facilities.

3. Require at least 20-30% of all new housing to be permanently affordable, and where possible use City subsidy to achieve deeper affordability.

4. Create opportunities for economic development and job growth by promoting new businesses and institutional expansion.

5. Require all waterfront developments to build and maintain high-quality waterfront public open spaces.
**GOALS FOR EACH SUB-DISTRICT**

**TIP OF MANHATTAN**
Provide a strong framework for economic development and job growth, with potential for institutional expansion, while also allowing for new housing, services, and waterfront open spaces.

**UPLAND WEDGE:**
Strengthen 10th Avenue by improving the pedestrian environment under the elevated rail and creating a cohesive mix of commercial, residential, and community facility uses.

**SHERMAN CREEK:**
Create a vibrant, mixed-use extension of Inwood with new affordable and mixed-income housing and retail alongside a continuous public waterfront esplanade.
UNDERLYING DISTRICTS WITHIN NEW INWOOD SPECIAL DISTRICT

- SHERMAN CREEK
- UPLAND WEDGE
- TIP OF MANHATTAN