HOUSING NEW YORK:
Zoning for Quality and Affordability

COMMUNITY DISTRICT PROFILE

Manhattan CD 7

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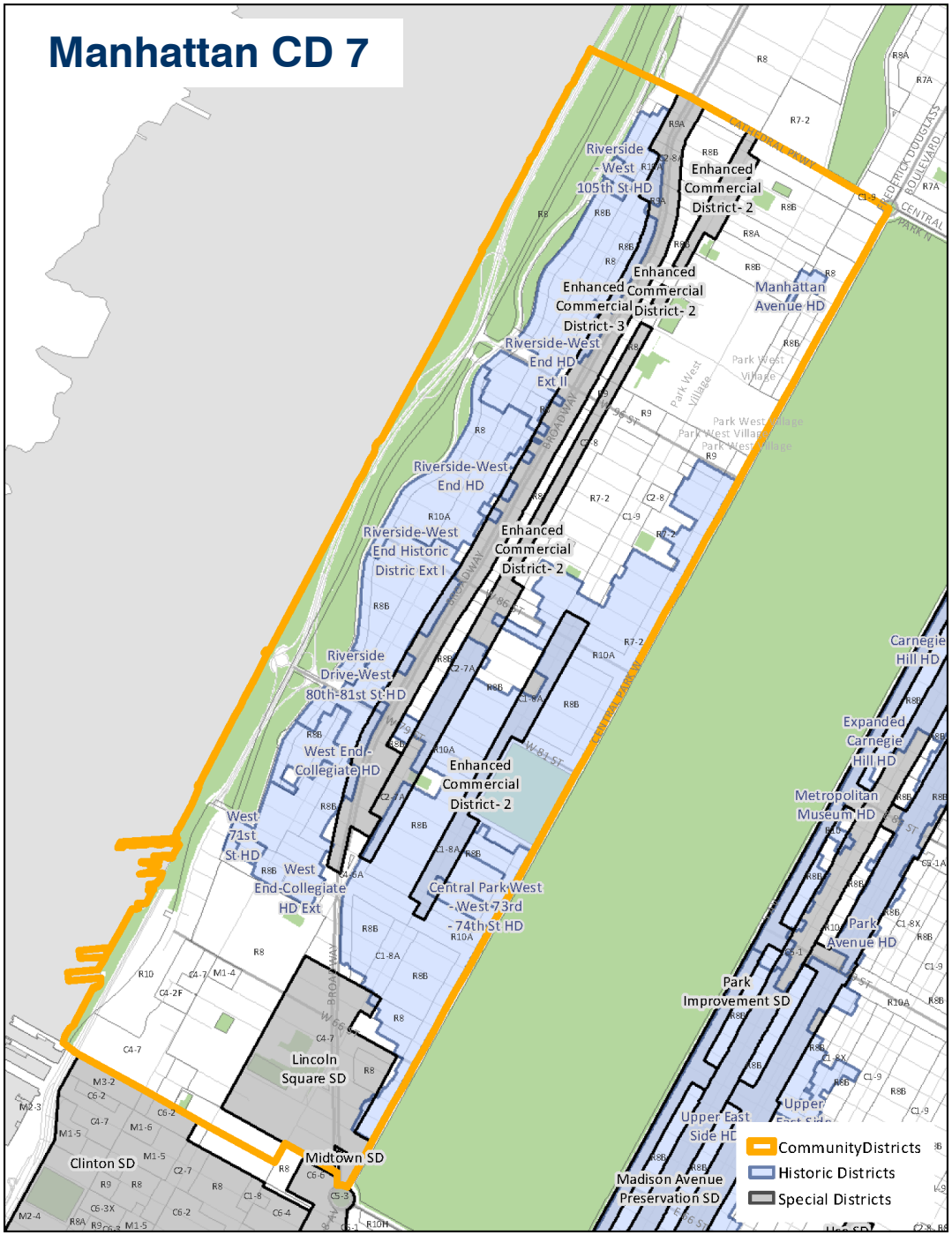
NYC PLANNING

May 2015

Purpose: To promote affordable housing and foster diverse, livable neighborhoods

Applicability: Manhattan CD 7

- Basic Residential Height Changes
  - Contextual
  - Non-Contextual
- Inclusionary Housing Height Changes
- Senior Housing FAR and Height Changes
  - Contextual
  - Non-Contextual
- Parking Changes
  - No applicability
- Zoning Special Districts and Areas
- Other reference maps



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Basic Residential height changes

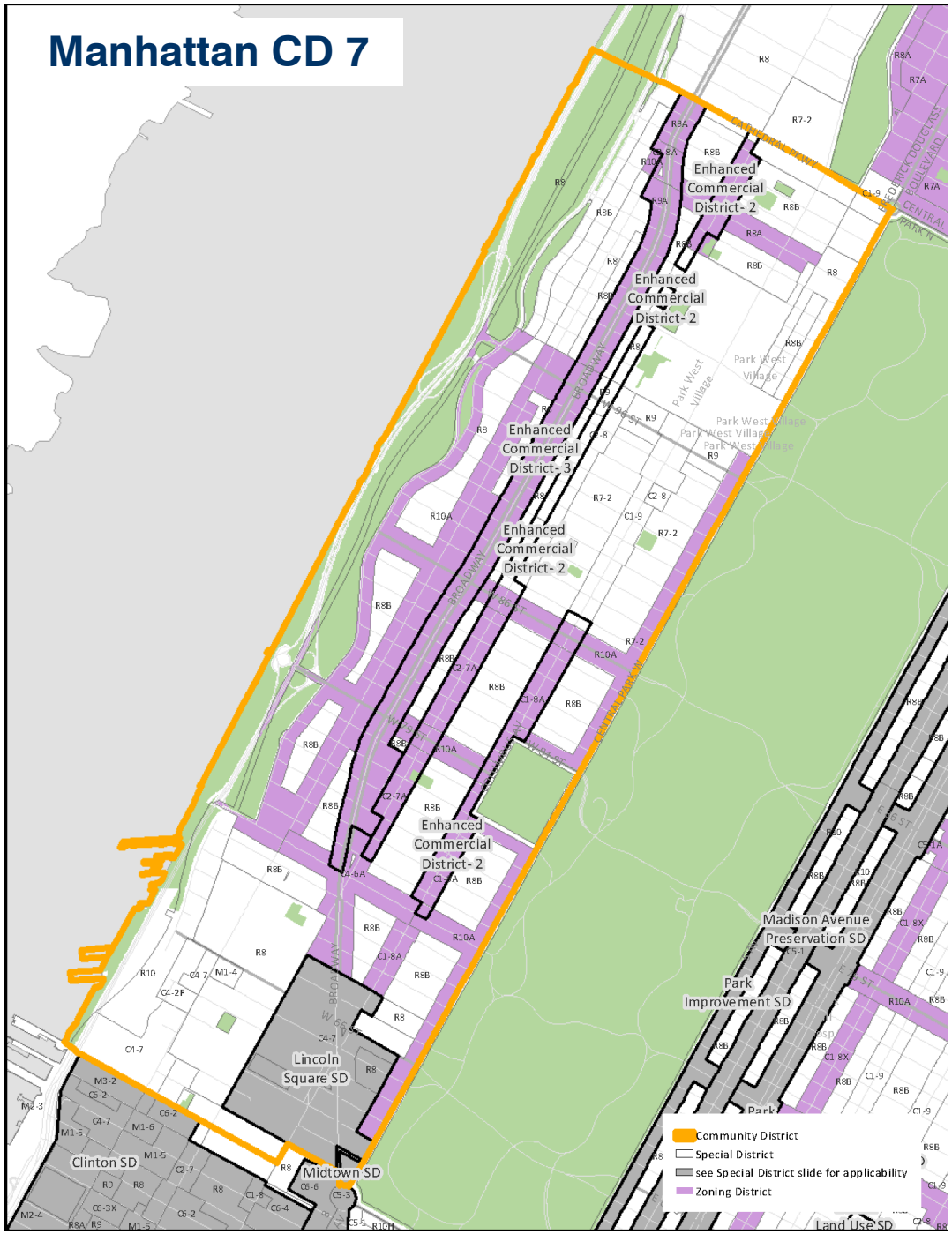
PURPOSE: In many instances, changing regulations and building practices have made it difficult to fit floor area already permitted today within existing building envelopes. Current regulations limit design flexibility and can result in buildings that lack the variation and texture of older apartment buildings. The proposal also provides minor increases in height to encourage housing production and increase design flexibility.

APPLICABILITY: Residential development in moderate and high density zoning districts and their commercial district equivalents.

Contextual Districts: Basic Residential changes

- In order to fit all permitted floor area and allow better design, maximum heights would be updated in the contextual districts shaded on the map.

			Basic Modifications	
Residential Equivalent	**Zoning District**	**Existing Max Height**	**Basic Proposed Stories**	**Basic Height Difference**
R8A	R8A	120’	125’ (12)	5’
R9A (narrow)	C1-8A	135’	145’ (14)	10’
	C2-7A	135’	145’ (14)	10’
	R9A	135’	145’ (14)	10’
R9A (wide)	C1-8A	145’	155’ (15)	10’
	C2-7A	145’	155’ (15)	10’
	R9A	145’	155’ (15)	10’
R10A (wide)	C2-8A	210’	215’ (21)	5’
	C4-6A	210’	215’ (21)	5’
	R10A	210’	215’ (21)	5’
R10A (narrow)	C2-8A	185’	195’ (19)	10’
	C4-6A	185’	195’ (19)	10’
	R10A	185’	195’ (19)	10’



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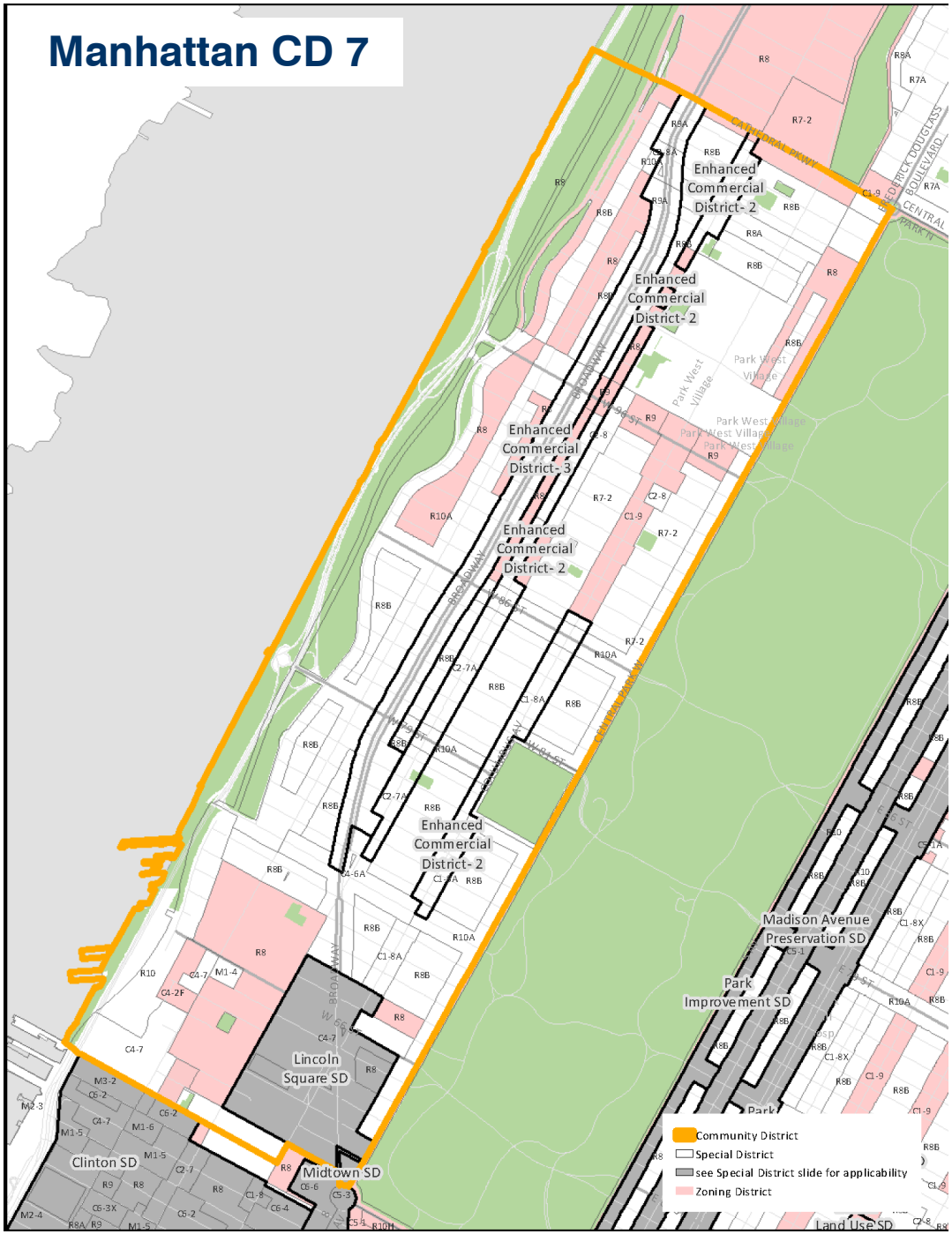
Non-Contextual Districts: Basic Residential changes

- In Non-Contextual Districts, buildings have a “Quality Housing option” similar to the Contextual envelope.
- In order to match the Contextual envelope, the Quality Housing option will be updated in the shaded districts.

			Basic Residential Modifications	
Residential Equivalent	**Zoning District**	**Existing Max Height**	**Basic Proposed Stories**	**Basic Height Difference**
R8 (narrow)	C4-2F	105’	125’ (12)	20’
	R8	105’	125’ (12)	20’
R8 (wide)	C4-2F	120’	125’ (12)	5’
	R8	120’	125’ (12)	5’
R9 (narrow)	R9	135’	145’ (14)	10’
R9 (wide)	R9	145’	155’ (15)	10’
R10 (narrow)	C1-9	185’	195’ (19)	10’
R10 (wide)	C1-9	210’	215’ (21)	5’

* In addition, developments in R6 through R10 districts could use the applicable Quality Housing option envelope.



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Inclusionary Housing height changes

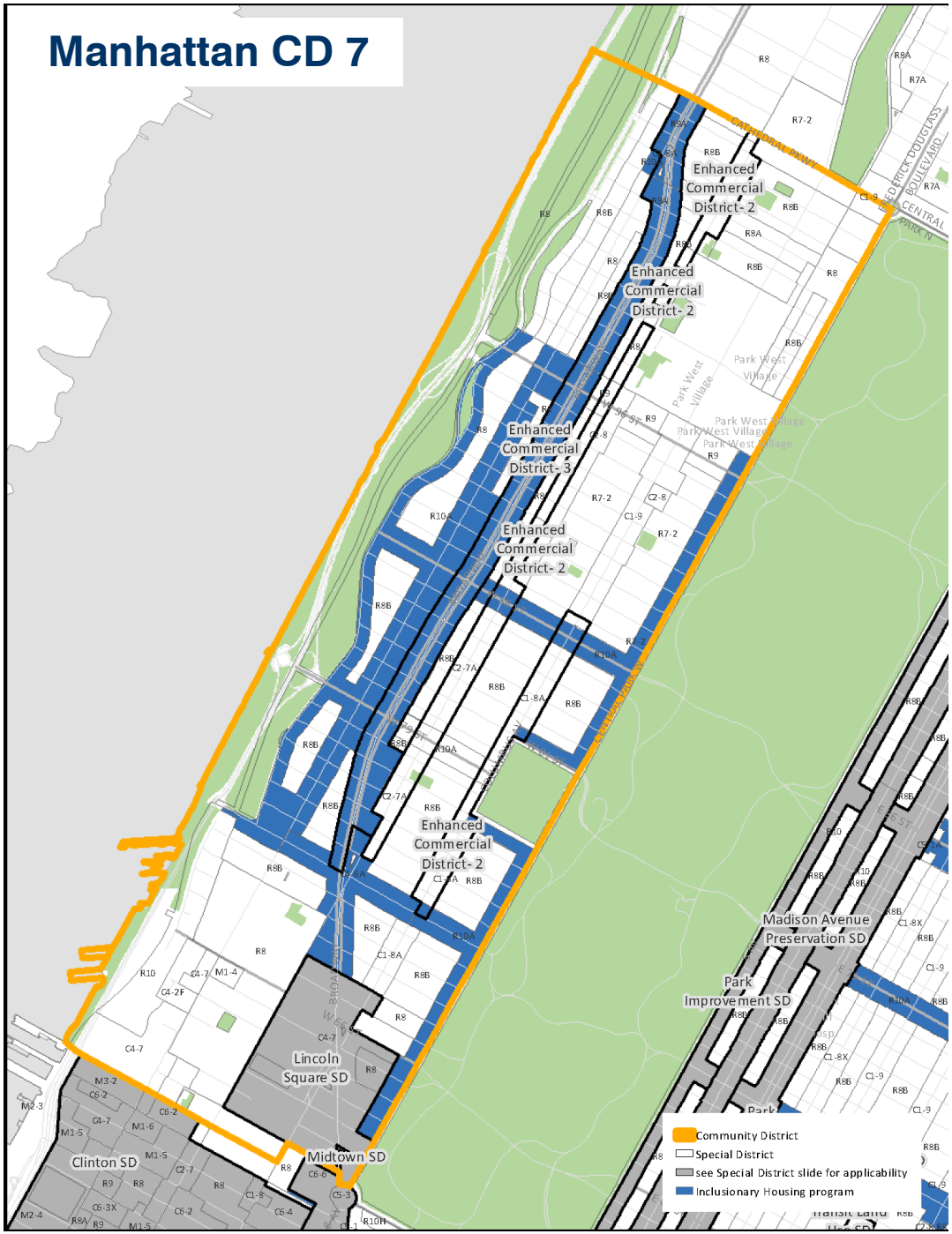
PURPOSE: Affordable and senior housing developments have found it especially difficult to fit permitted floor area in existing envelopes. Where zoning allows additional floor area for affordable or senior housing, the proposal will provide flexibility to fit all permitted floor area without compromising housing quality.

APPLICABILITY: Inclusionary housing development in designated moderate and high density zoning districts and their commercial district equivalents.

Inclusionary Housing Areas: Proposed height changes

- In order to fit permitted floor area without sacrificing quality, maximum heights would be updated in the shaded Inclusionary Housing Areas.

			Inclusionary Modifications	
Residential Equivalent	**Zoning District**	**IH Base Modification Stories**	**IH Proposed Stories**	**IH Height Difference**
R9A (narrow)	R9A	145’ (14)	175’ (17)	30’ (3)
R9A (wide)	R9A	155’ (15)	175’ (17)	20’ (2)
R10A (wide)	C2-8A	215’ (21)	235’ (23)	20’ (2)
	C4-6A	215’ (21)	235’ (23)	20’ (2)
	R10A	215’ (21)	235’ (23)	20’ (2)
R10A (narrow)	C2-8A	195’ (19)	235’ (23)	40’ (4)
	C4-6A	195’ (19)	235’ (23)	40’ (4)
	R10A	195’ (19)	235’ (23)	40’ (4)



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Affordable Senior Housing height and floor area changes

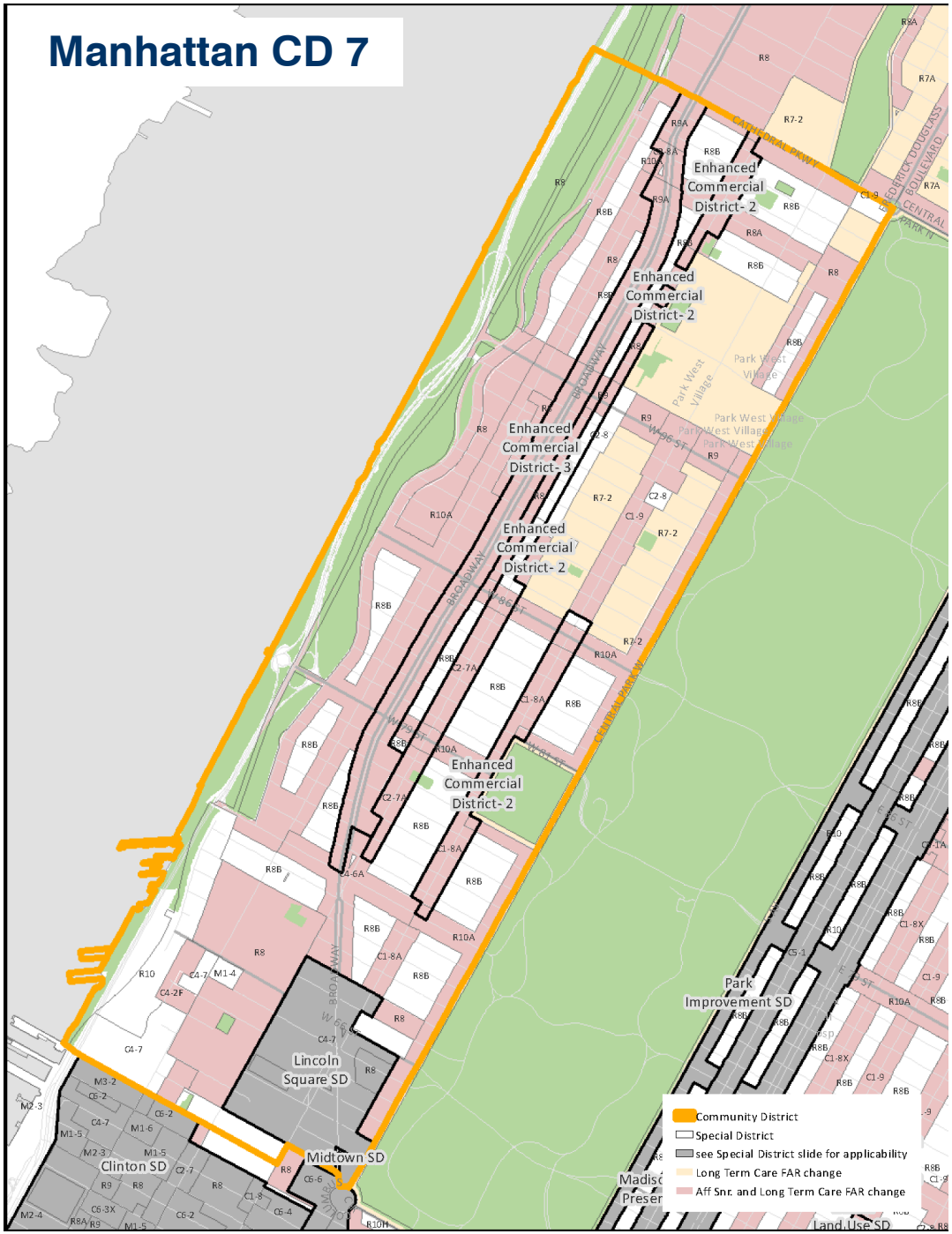
PURPOSE: Older New Yorkers are a diverse and rapidly growing segment of the city's population. There is an increasing need for a range of housing and long-term care options for our seniors. The proposal encourages greater housing production and a greater variety of residential options for older New Yorkers.

APPLICABILITY: Affordable Independent Residences for Seniors (AIRS) and Long Term Care Facilities (LTCF) in R3-R10 zoning districts and their commercial district equivalents.

Affordable Senior Housing and Long Term Care Floor Area

- Floor area ratio maximums would be updated for certain types of affordable senior housing and long term care facilities in the districts shaded on the map.

				PROPOSED
Res. Equiv.	**Zoning District**	**Existing nonprofit residences for the elderly (FAR)**	**Existing Nursing Home and Health Related Facilities (FAR)**	**Proposed Affordable Independent Residences for Seniors and Long Term Care (FAR)**
R7	R7-2	5.01	3.44	5.01
R8	C4-2F	6.02	6.02	7.2
	R8	6.02	6.02	7.2
R8A	R8A	6.02	6.02	7.2
R9	R9	7.52	7.52	8
R9A	C1-8A	7.52	7.52	8.5
	C2-7A	7.52	7.52	8.5
	R9A	7.52	7.52	8.5
R10	C1-9	10.00	10	12
R10A	C2-8A	10.00	10	12
	C4-6A	10.00	10	12
	R10A	10.00	10	12



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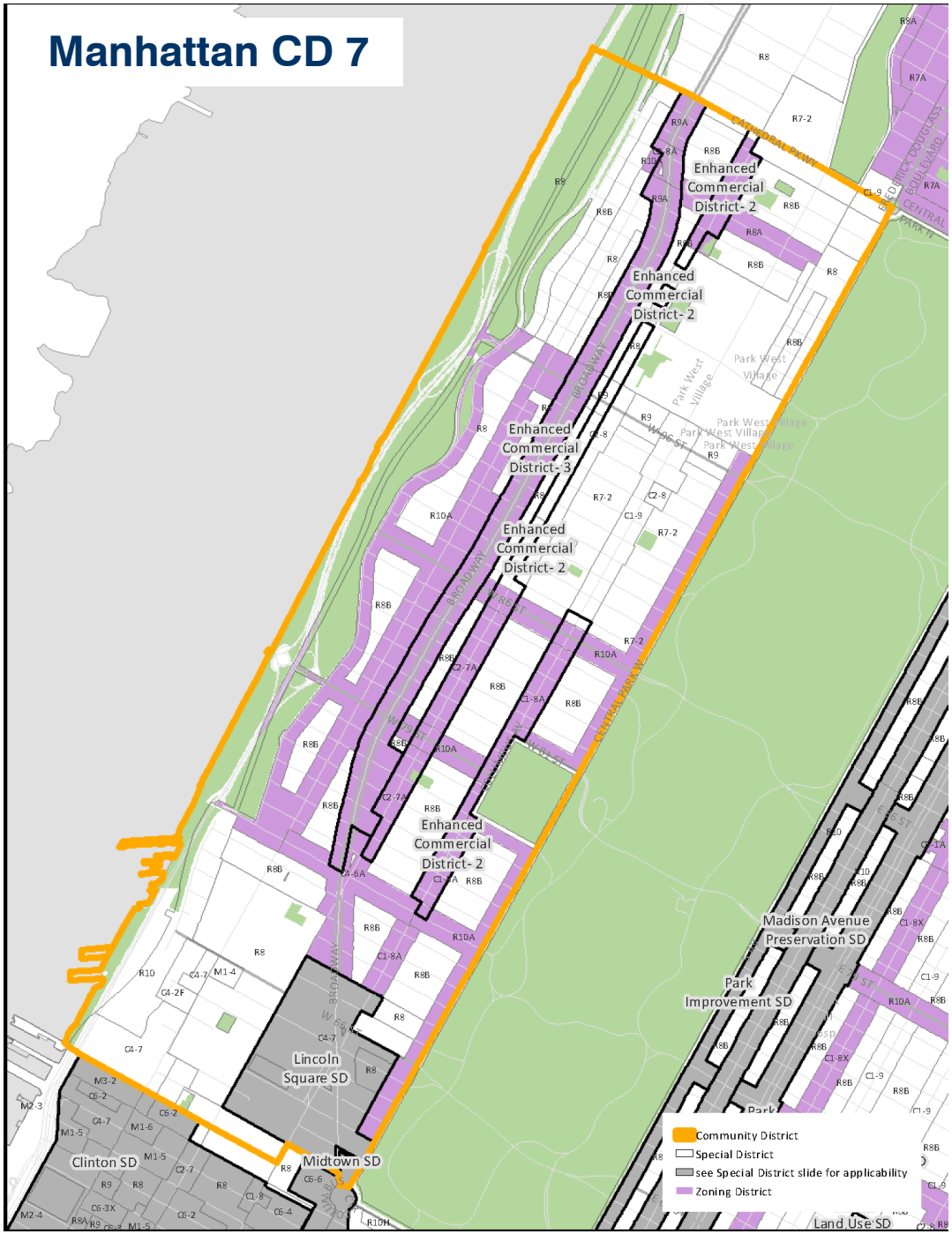
Affordable Senior Housing and Long Term Care: Contextual districts

- To fit permitted floor area, maximum heights would be updated in the contextual districts shaded on the map.

			Senior Modifications	
Res. Equiv.	Zoning District	Existing Height (stories)	AIRS and LTCF Proposed (Stories)	AIRS and LTCF Height Difference
R8A	R8A	125’ (12)	145’ (14)	20’ (2)
R9A (narrow)	C1-8A	145’ (14)	175’ (17)	30’ (3)
	C2-7A	145’ (14)	175’ (17)	30’ (3)
	R9A	145’ (14)	175’ (17)	30’ (3)
R9A (wide)	C1-8A	155’ (15)	175’ (17)	20’ (2)
	C2-7A	155’ (15)	175’ (17)	20’ (2)
	R9A	155’ (15)	175’ (17)	20’ (2)
R10A (narrow)	C2-8A	195’ (19)	235’ (23)	40’ (4)
	C4-6A	195’ (19)	235’ (23)	40’ (4)
	R10A	195’ (19)	235’ (23)	40’ (4)
R10A (wide)	C2-8A	215’ (21)	235’ (23)	20’ (2)
	C4-6A	215’ (21)	235’ (23)	20’ (2)
	R10A	215’ (21)	235’ (23)	20’ (2)



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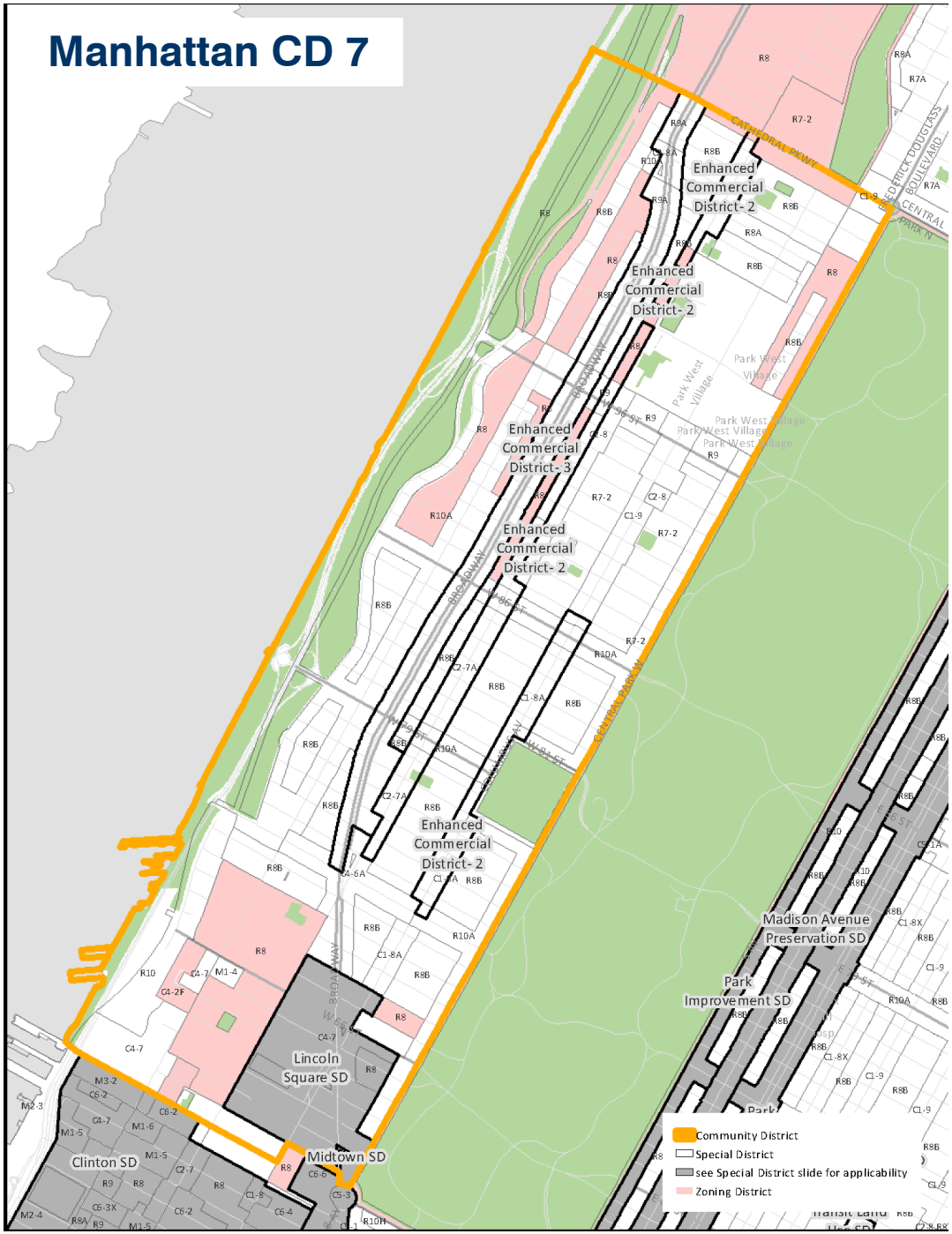
Affordable Senior Housing and Long Term Care: Non-Contextual districts

- Currently affordable senior housing developments in non-contextual districts may choose between a height factor building, without fixed height maximums, or a Quality Housing option, which creates a contextual envelope.
- Buildings providing affordable senior housing or long-term care facilities would be able to utilize the enhanced Quality Housing envelope applicable for that zoning district.



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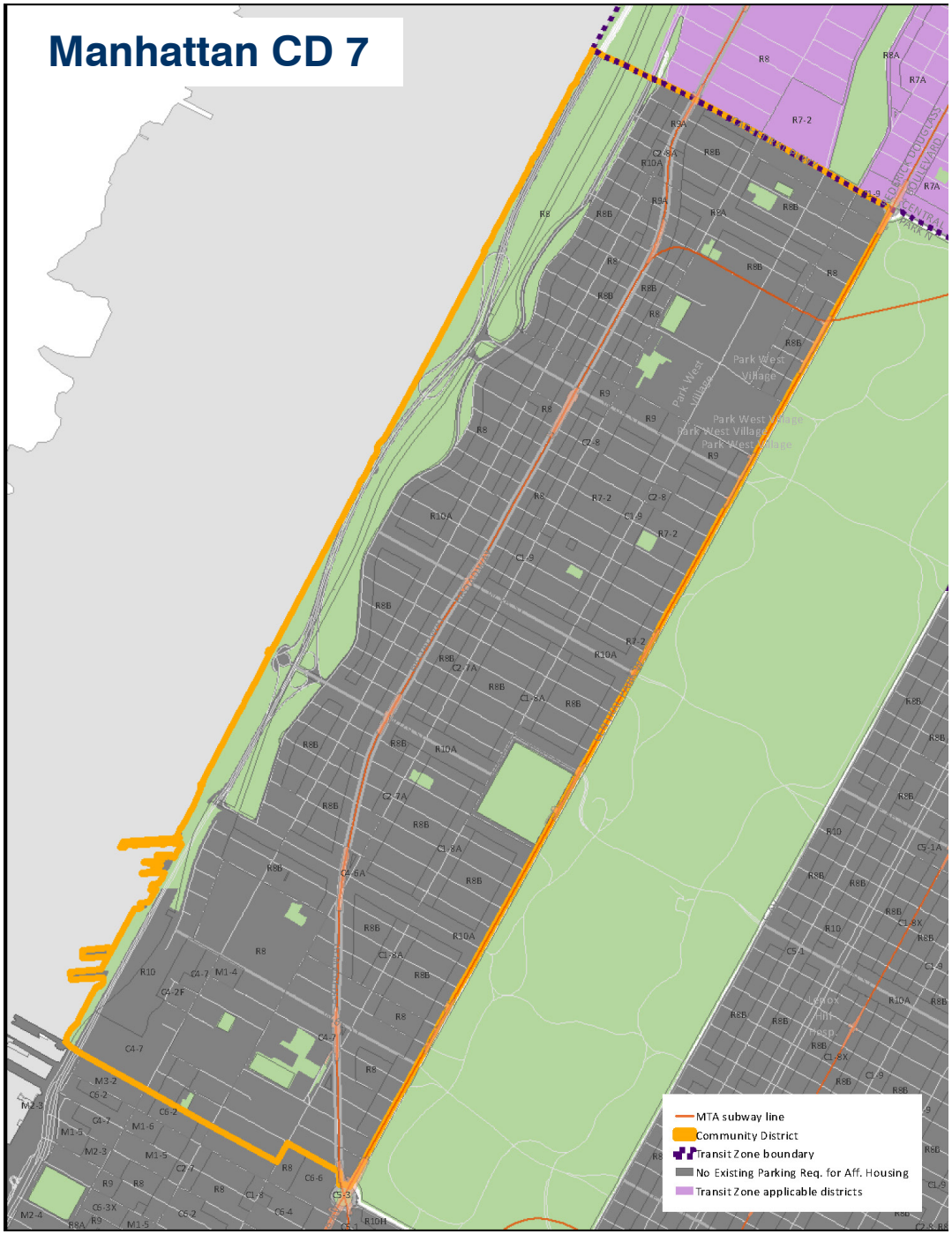
Transit Zone parking changes

PURPOSE: The cost of providing off-street parking can hamper the production of affordable housing. In transit-accessible neighborhoods, low-income households own many fewer cars, and often don't use the parking that has been provided. The proposal eliminates or reduces parking requirements for a range of affordable and senior housing units.

APPLICABILITY: Affordable and affordable senior housing in moderate and high density zoning districts where car-ownership is low.

Transit Zone: Off-street parking requirements

- Manhattan CD 7 does not currently have off- street parking requirements.



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Zoning Special Districts and Areas

PURPOSE: Where appropriate, the proposal will modify regulations in special zoning areas to promote the overall goals of the Zoning for Quality and Affordability text amendment. The proposal will not modify regulations that are essential to the character and purpose of the special areas.

APPLICABILITY: Special Districts, Waterfront Areas

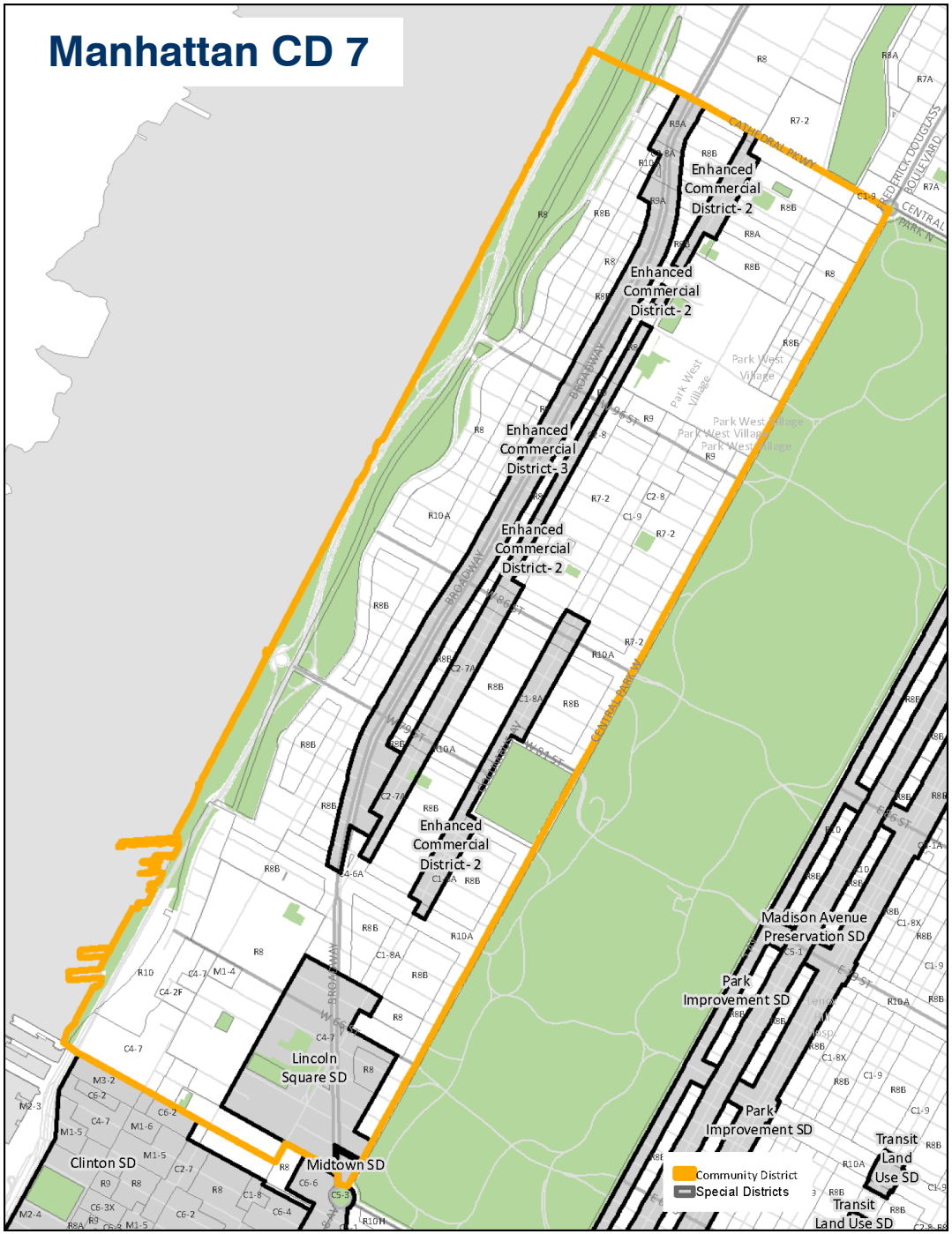
Zoning Special Districts

The **Lincoln Square Special District** is intended to preserve and enhance the high-density area surrounding Lincoln Center. The district includes special regulations for use, bulk and urban design controls. ZQA proposes the following changes:

- ZR 82-22 and -23 – updates to the ground floor transparency and use requirements to bring in line with rules Citywide.

ZQA's general changes to the underlying regulations are not modified by the Special District and would be applicable. These include:

- Provisions for design flexibility (such as courts and density factor regulations)
- Provisions for constrained lots (such as shallow lot regulations)



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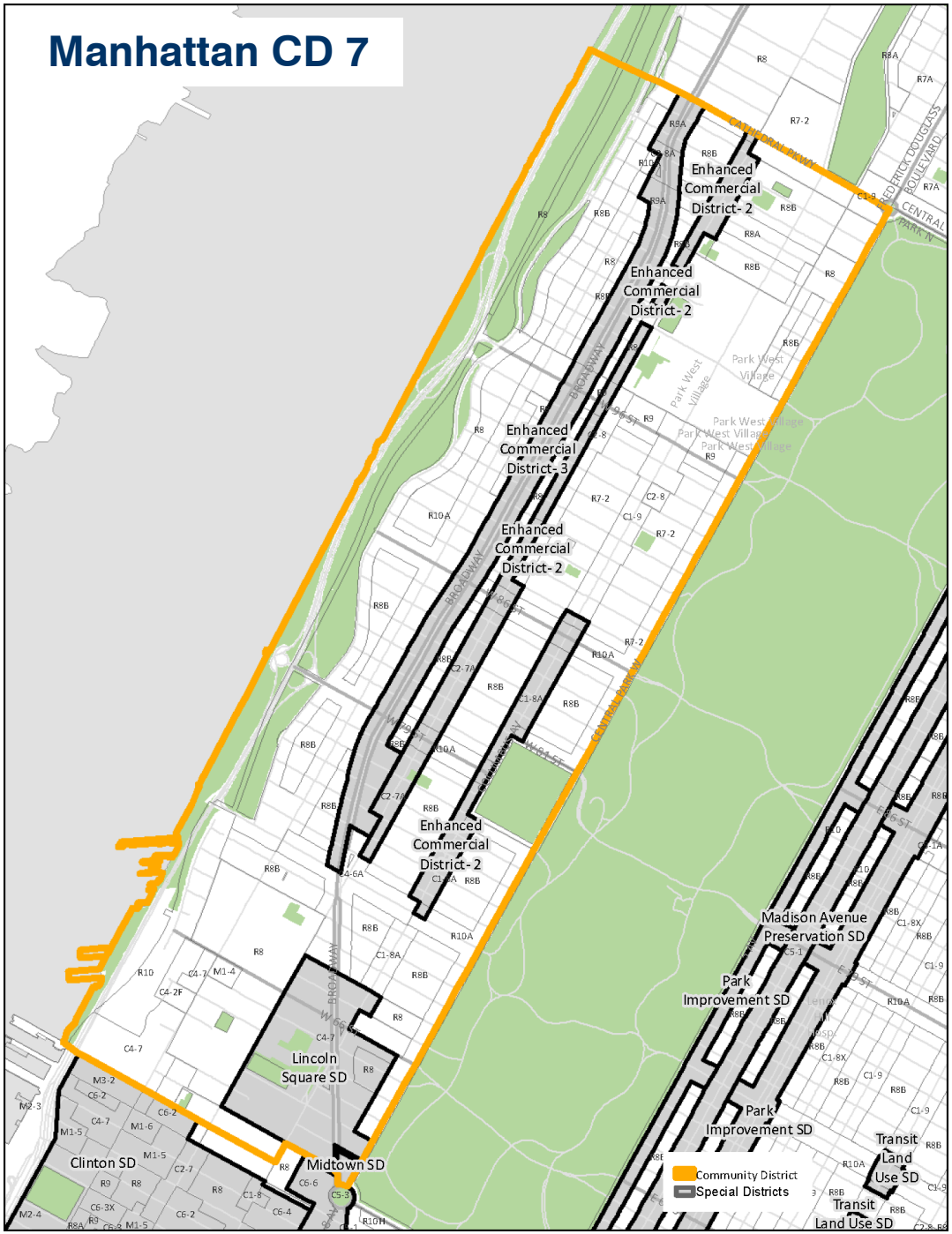
Zoning Special Districts

The **Enhanced Commercial District** is intended to promote and maintain a lively and engaging pedestrian experience along commercial avenues throughout the City. The district includes special regulations for use and urban design. ZQA proposes the following changes:

- ZR 132-22, -32 – updates to the ground floor transparency and use requirements to bring in line with rules Citywide.

All other regulations in the special district would be unchanged.

However, ZQA's proposed changes to the underlying regulations would apply.



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Special Areas

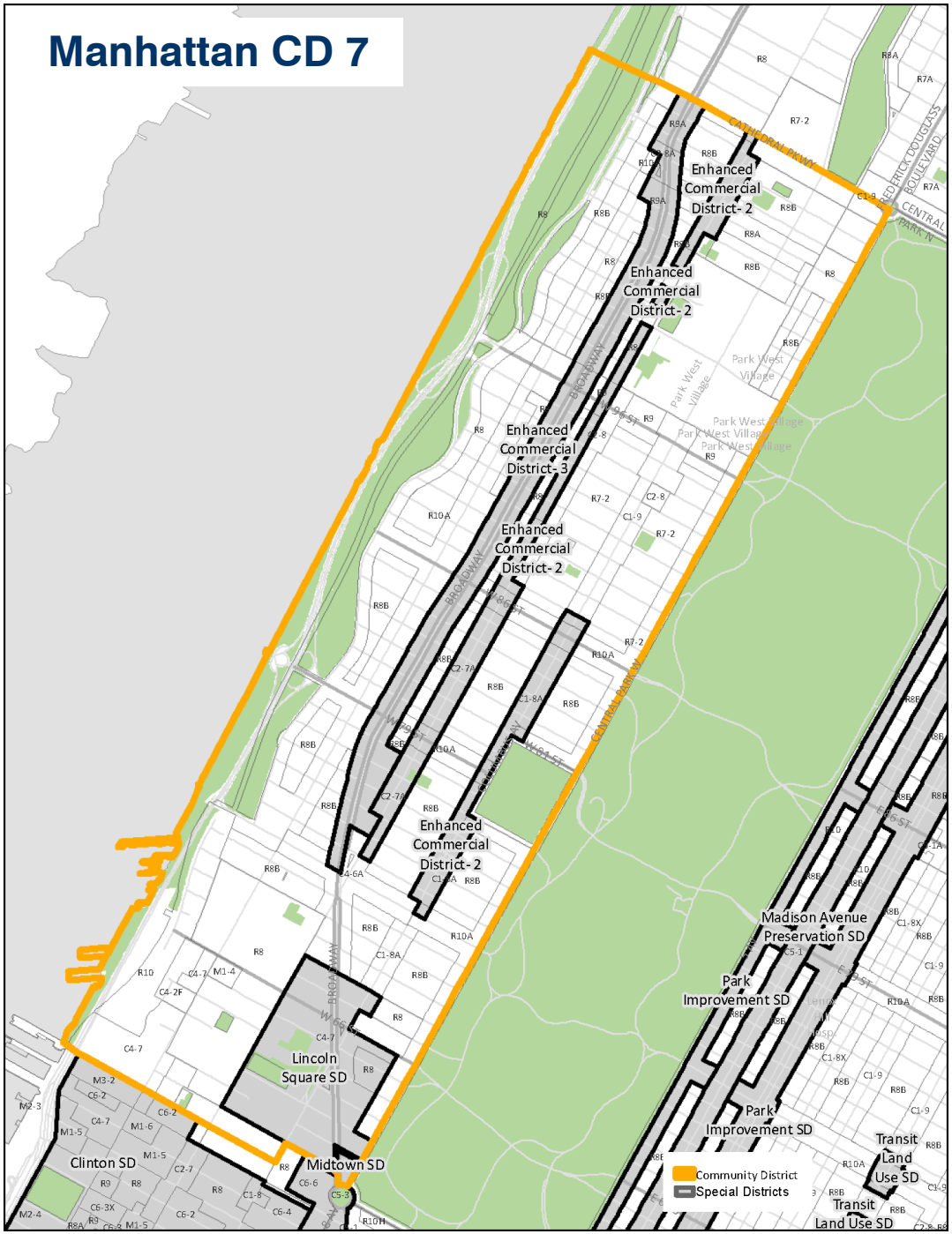
Waterfront Area

Waterfront zoning is intended to maximize the public's access to the city's waterfront resources while enabling appropriate redevelopment along the shoreline. The district includes special regulations for use, bulk and urban design. ZQA proposes the following changes:

- ZR 62-323 – updates regulations for non-profit residences for the elderly to bring in line with rules Citywide for affordable senior housing and care facilities.
- ZR 62-341(d) – updates the base and maximum heights to reflect proposed changes to underlying contextual districts.
- ZR 62-354(f) – updates to the ground floor transparency and use requirements within Waterfront Access Plan to be consistent with rules Citywide.

ZQA's general changes to the underlying regulations which are not modified by Waterfront zoning would be applicable. These include:

- Provisions for design flexibility applicable in R6+ districts (such as court and density factor regulations)
- Provisions for constrained lots applicable in R6+ districts (such as shallow lot regulations)



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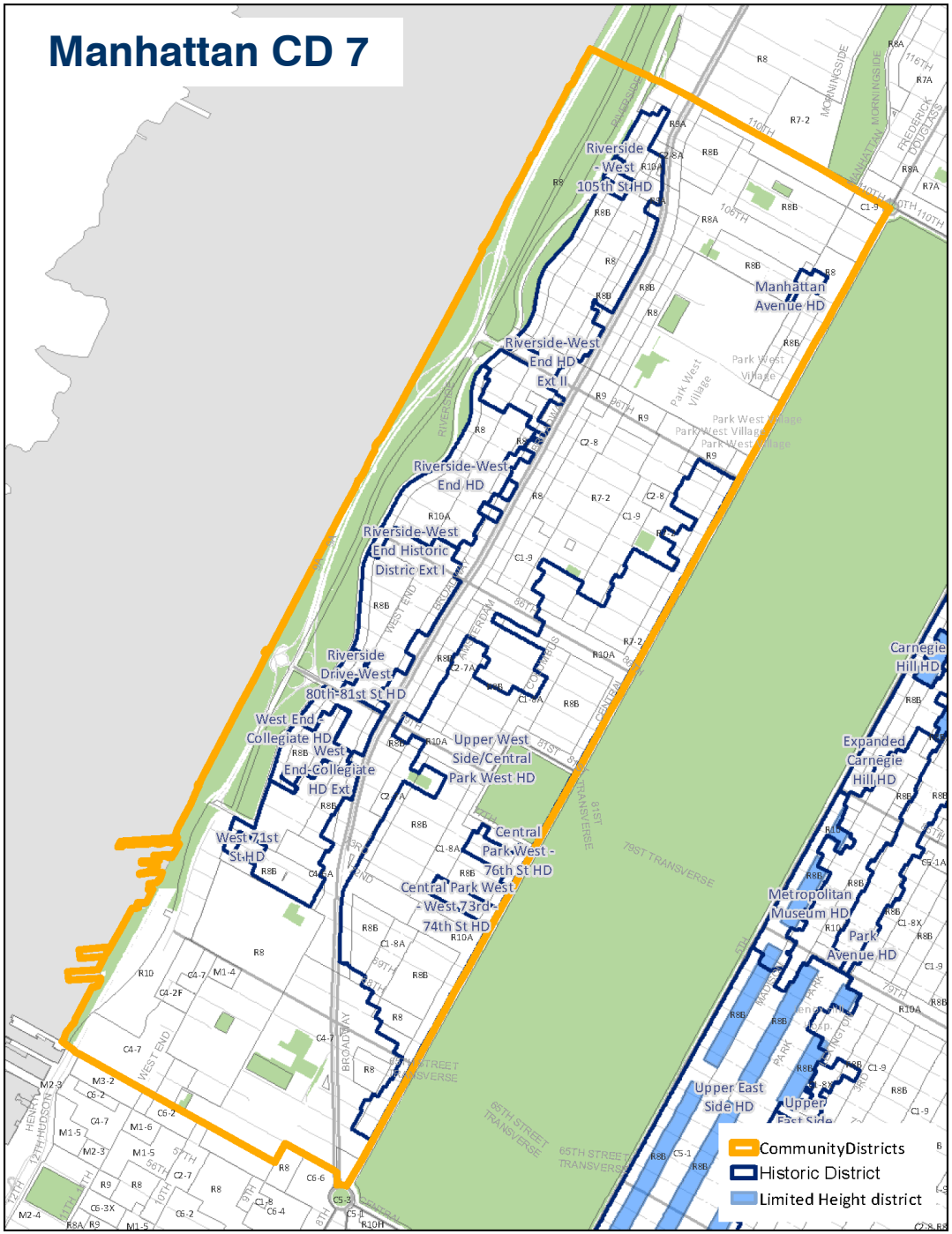
Other Reference Maps

For informational purposes we are providing reference maps for other areas in this Community District.

Special Areas

Historic Districts

- The proposal will not alter Landmark Preservation Commission (LPC) review of all modifications and new buildings in historic districts. No additional height would be permitted without public input and LPC approval.



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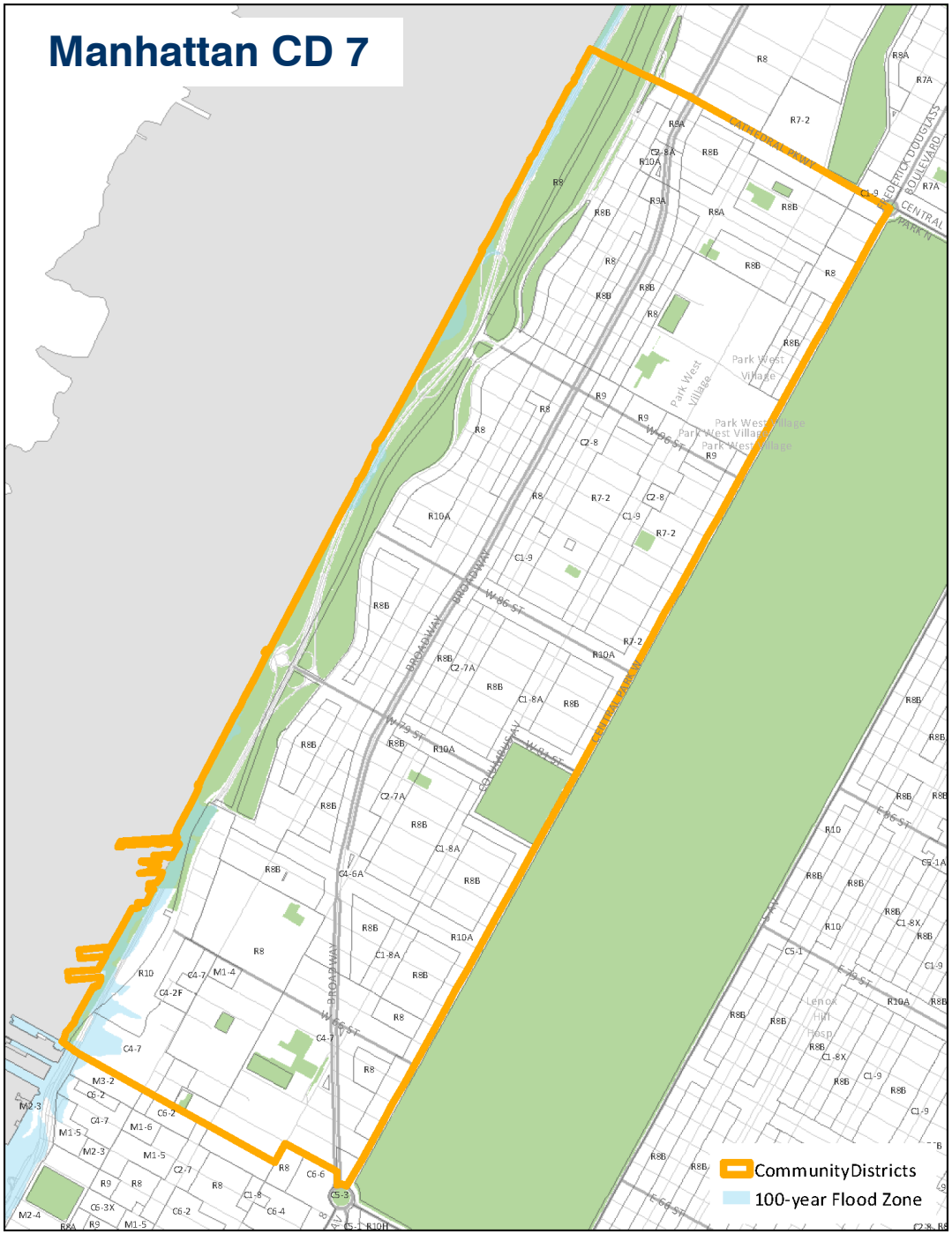
Special Areas

FEMA Flood Zone

- Maximum heights will increase with underlying districts and continue to be measured from the Flood Resistant Construction Elevation (FRCE).



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