

# Zoning for Quality and Affordability

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## *Overview*

# Overview

- ZQA Goals
  - Affordability
  - Quality
- What did ZQA do? - selected items of interest
  - As-of-right zoning rules
  - New Tools
    - Inclusionary Housing
    - Parking
- How has ZQA helped make projects/buildings better already?

# Goals

## Affordability

Make zoning work better with financial and other programs to create more affordable housing for a wider range of New Yorkers

## Quality

Encourage better buildings that contribute to attractive and livable neighborhoods

# Affordability

- Help seniors remain in their communities by **making it easier** to provide **affordable senior housing and care facilities**
- Support the **creation** of **Inclusionary Housing**
- **Free up resources** to create more affordable housing by enabling cost-effective, **transit-accessible affordable housing**

# Quality

- Encourage **better ground-floor retail and residential spaces** and apartments with adequate ceiling heights
- Change rules that lead to flat, dull apartment buildings to **encourage visual variety** and features common in **traditional apartment buildings**
- **Maintain rules that work well today**, including the essential rules of “contextual” zoning districts and lower-density zoning districts

# What did ZQA do?

- **As-of-right development**
  - Updated key aspects of zoning to accommodate current construction/living standards *and* promote affordable housing units
    - FAR (amount of development possible)
    - Bulk (where you can put development potential)
    - Parking
- **Created new discretionary actions**
  - To provide relief and flexibility for certain types affordable housing in critical need

# What did ZQA do?

## Changes to Zoning Regs

- Shallow Lot Provisions
- Sloping Sites
- Rear Yard Setbacks
- Courts
- Density Factors
- Corner Lot Coverage
- Transition Rule
- Shallow Lot Coverage
- Qualifying Ground Floor
- Street Wall Requirements
- Setback Controls
- Minimum Unit Size

### Inclusionary Housing

- Special FAR rules
- Medium/High-density Districts – Envelope

### Affordable Senior Housing and Care Facilities

- New Defined Terms
- General Use Restrictions
- Low-density Districts – FAR and Envelope
- Medium/High-density Districts – FAR and Envelope

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### Parking

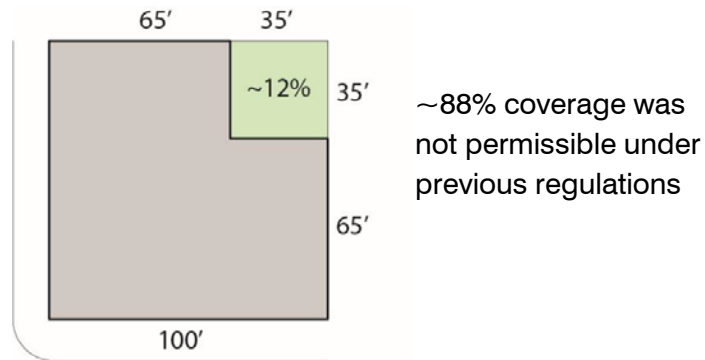
- Inside Transit Zone



# Corner lot coverage

- Corner lots were previously capped at 80% lot coverage
- Corner lots now allowed a lot coverage of 100% (ZR 23-153)

Diagram of 65' deep building 'wrapping' the corner



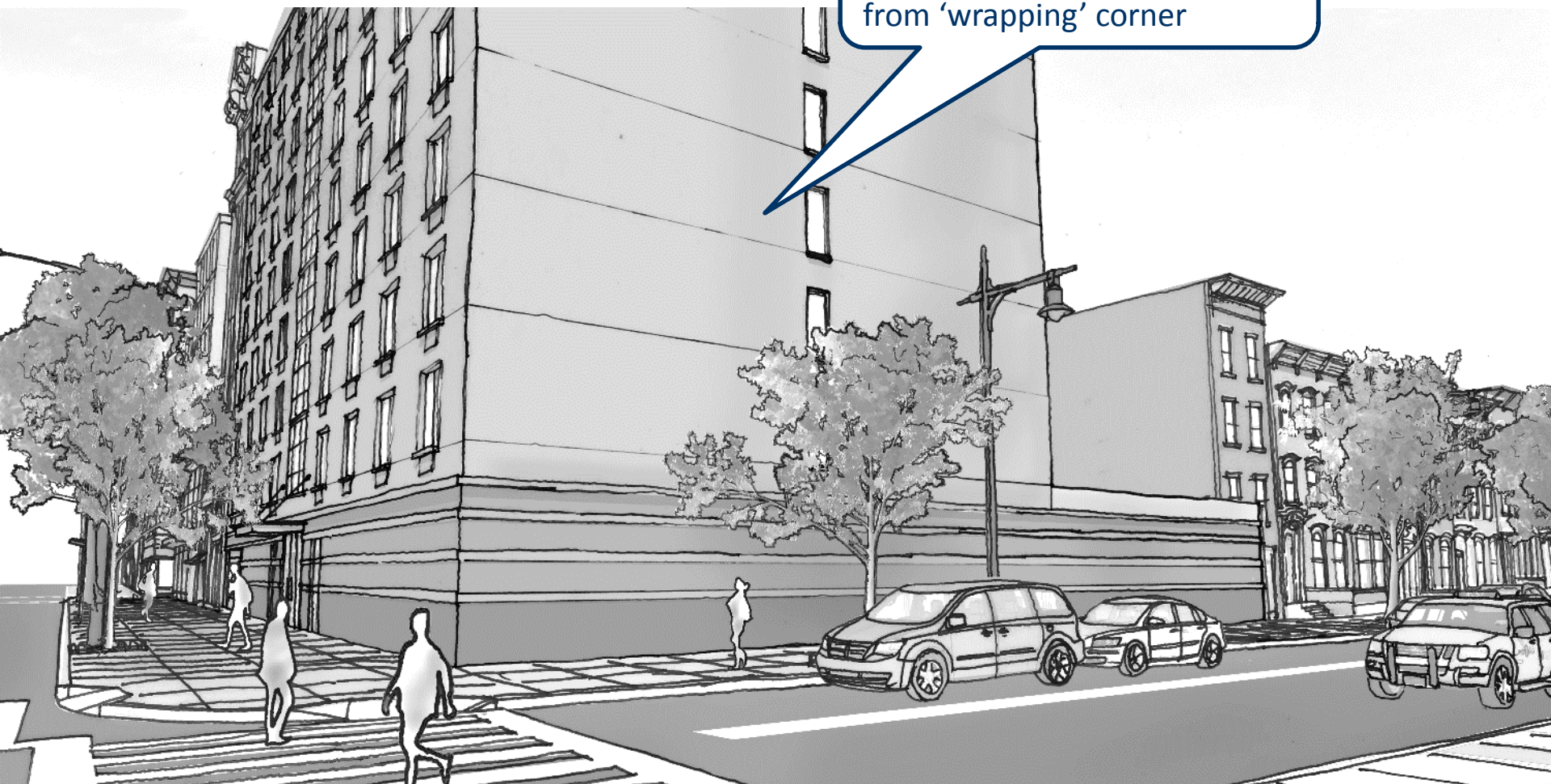
## Transition Rule

- Established to mediate heights between high-density and low-density districts boundaries.
- Previous rules capping heights within 25' of a district boundary to the height of the adjoining low-density district (typically 35')
- Discouraged buildings from 'wrapping corners'

District	Permitted height within 25' of an R1 – R5 district (other than R5D)	Permitted height within 25' of an R5D, or R6B district
R6A, R7B, R8B	45	55
R7A, R7D	55	65
R7X, R8A, R8X, R9, R10	65	65

# Previous Corner Buildings

Previous corner lot coverage rules discouraged buildings from 'wrapping' corner



# Corner Buildings With ZQA

Revised lot coverage and transition rules allow corner buildings that address both streets



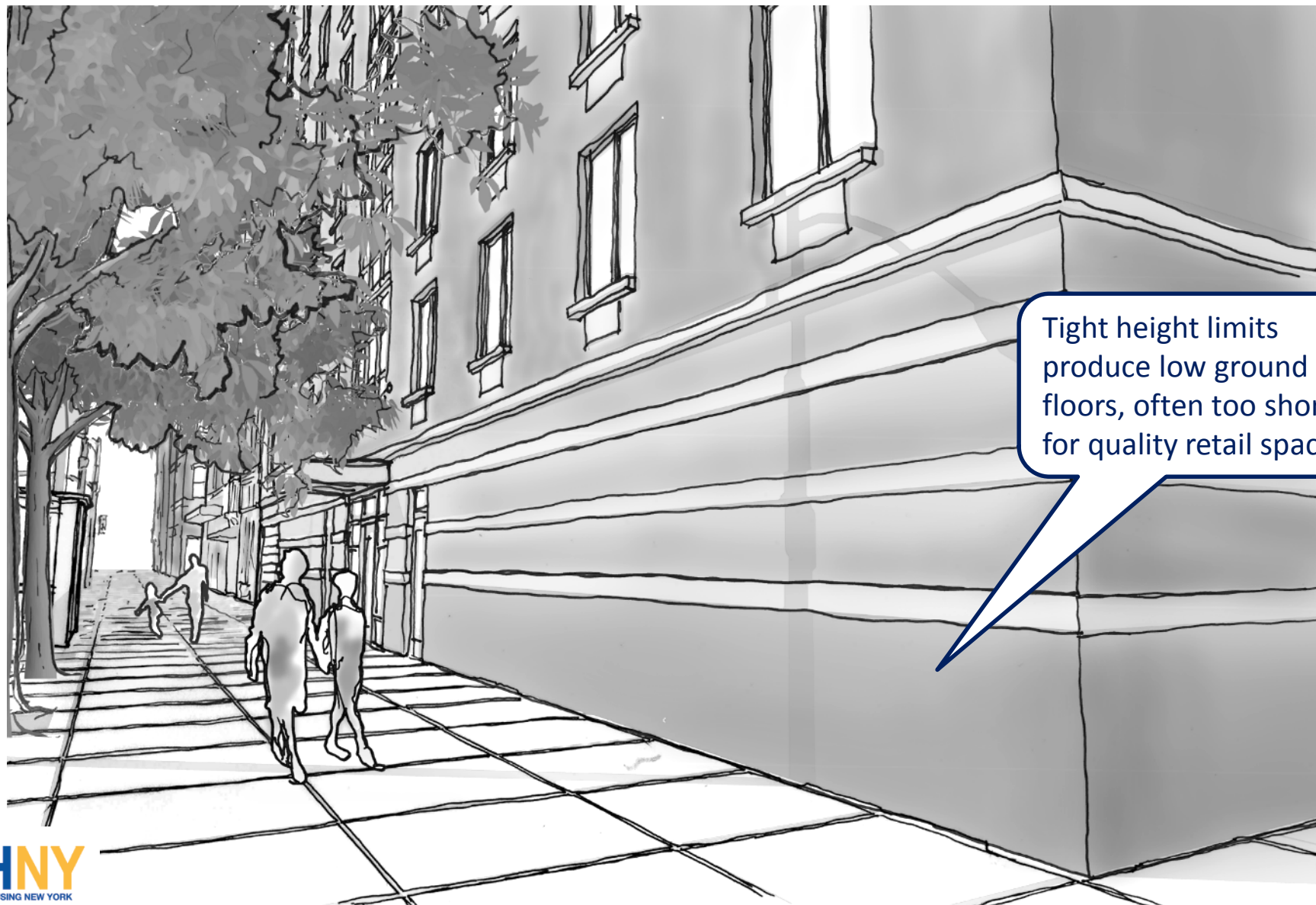
## Qualifying Ground Floor

- A 5' height increase is available for buildings with a **Qualifying Ground Floors** (ZR 23-662)
- A **Qualifying Ground Floor** is one where the height of the level of the second story is 13' or more above the level of the adjoining sidewalk
- Extra height allowance comes with a **cap on number of stories**
- Include supplemental provisions in Contextual Districts
  - Ground floor allocation to residential vs. non-residential space



Typical Neighborhood Retail

# Previous Commercial Ground Floors



Tight height limits produce low ground floors, often too short for quality retail space

# Commercial Ground Floors With ZQA



Allows maximum heights to increase by 5 feet for buildings that raise the ground floor

# Previous Residential Ground Floors



Ground floor units  
front directly on  
sidewalk, at eye level

# Residential Ground Floors With ZQA

Exempt accessibility ramps from FAR to help raise ground-floor units above street level



Ground floor units elevated above sidewalk and set back so planting can be provided



# Inclusionary Housing

- Special FAR rules
- Medium/High-density Districts – Envelope

- **IH** and **MIH** FARs are same as today, except that **MIH** now permitted a higher FAR (6.0 FAR) in R7X districts (ZR 23-154)
- Additional height (over modified QH heights) for zoning lots that satisfy **IH** or **MIH** requirements on-site (ZR 23-664):
  - 10' (1 story) in R6A, R7A, R7D Districts
  - 20' in R7X, R8A, R8X, and R10A Districts (on wide streets)
  - 30' in R9A, R9X and R10A Districts (on narrow streets)
- Additional base heights in step with changes to overall heights and
- **Qualifying Ground Floor** permitted (13' to second floor)

# FAR for AIRS and LTCF

23-14		23-90	23-155
Residential		Inclusionary Housing FAR	Affordable Independent Residences for Seniors and Long Term Care Facilities FAR
District	Max FAR	Max FAR	Max FAR
R3 -2	(.5)	-	0.95
R4	(.75)	-	1.29
R5	(1.25)	-	1.95
R5B	1.35	-	1.35, 1.27
R5D	2.00	-	2.00
R6	(2.43, 3.0)	2.42, 3.60	3.90, 3.60 LTCF
<b>R6A</b>	<b>(3.0)</b>	<b>3.60</b>	3.90, 3.6 LTCF
R6B	(2.0)	2.20	2.20
R7	(3.44, 4.0)	3.60, 4.60	5.01, 4.6 LTCF
<b>R7A</b>	<b>(4.0)</b>	<b>4.60</b>	5.01, 4.6 LTCF
R7B	(3.0)		3.90
R7D	(4.2)	5.60	5.60
R7X	(5.0)	5.00, 6.00 MIH	6.00
R8	6.02	7.20	7.20
<b>R8A</b>	<b>6.02</b>	<b>7.20</b>	7.20
R8B	4.00		4.00
<b>R8X</b>	<b>6.02</b>	<b>7.20</b>	7.20
R9	7.52	8.00	8.00
R9A	7.52	8.50	8.50
R9D	9.00	10.00	10.00
R9X	9.00	9.70	9.70
R10	10.00	12.00	12.00
R10A	10.00	12.00	12.00
R10X	10.00	12.00	12.00

# Height Limits for affordable housing – Contextual Districts

FOR CONTEXTUAL DISTRICTS				
District	Maximum Base Height	Maximum Height	Maximum Height with QGF	Maximum Stories
R6A	65	80	85	8
R7A	75	90	95	9
R7D	95	110	115	11
R7X (AIRS/MIH)	105	140	145	14
R8A	105	140	145	14
R8X	105	170	175	17
R9A wide	125	170	175	17
R9A narrow	125	160	165	16
R9X wide	145	200	205	20
R9X narrow	145	190	195	19
R10A wide	155	230	235	23
R10A narrow	155	210	215	21

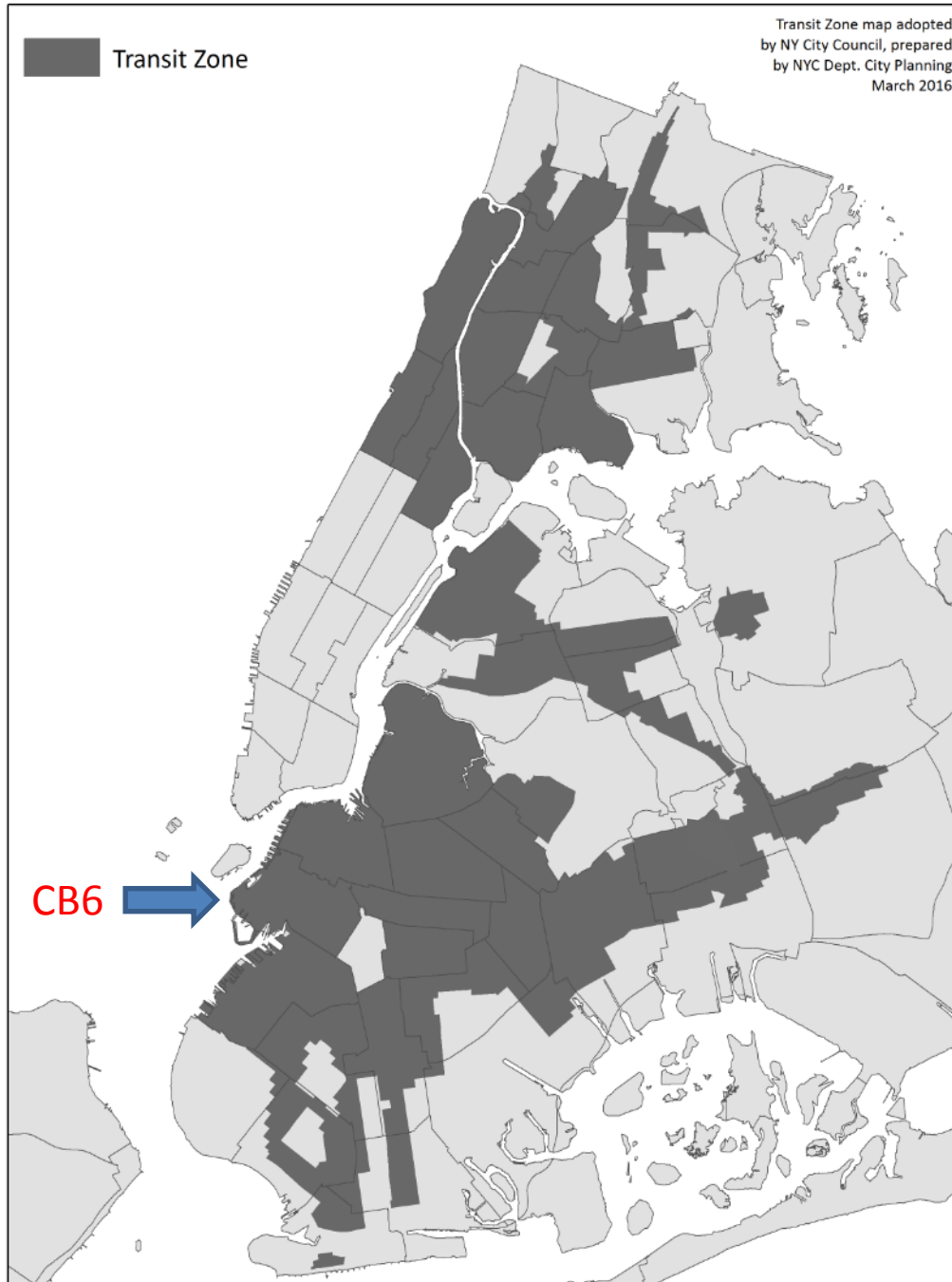
# Basic Height Limits - Contextual Districts

FOR CONTEXTUAL DISTRICTS WITH QUALIFYING GROUND FLOOR			
District	Maximum Base Height	Maximum Height	Maximum Stories
R6A	65	75	7
R6B	45	55	5
R7A	75	85	8
R7D	85	105	10
R7X	95	125	12
R8A	95	125	12
R8X	95	155	15
R9X wide	125	175	17
R9X narrow	125	165	16
R10A wide	155	215	21

# Parking

- Inside Transit Zone

# Parking Requirements – Transit Zone



# INSIDE TRANSIT ZONE

- No parking requirement for **Income Restricted Housing Units (IRHU)** (including units satisfying **MIH**) (25-251) or **AIRS** (ZR 25-252)
- Existing **AIRS** can remove existing parking with condition that no dwelling units other than **IRHU** can be created (ZR 25-252)
- Existing **IRHU** can remove existing parking through BSA special permit (ZR 73-433). New residential development must be found to further the creation or preservation of affordable housing on the site
- Mixed-income buildings can modify parking requirements to facilitate affordable housing through two new discretionary actions
  - BSA permit (ZR 73-435) - For buildings where at least 20 percent of all dwelling units are **IRHU** and at least an additional 30 percent of all dwelling units are also restricted in rents
  - CPC permit (ZR 74-532) – For buildings where at least 20 percent of all dwelling units are **IRHU**



# Examples

- Caton Flats
- Pfizer
- Linden Boulevard

# Caton Flats – CD 14

## Disposition of city-owned property

### A zoning map amendment from R7A and R7A/C2-4 to R8A/C2-4

- City owned site where we have more control over the design and massing
- Corner sites can maximize FAR without maximizing envelope



# Pfizer – CD 1

## Rezoning to R8A, R7D, R7A

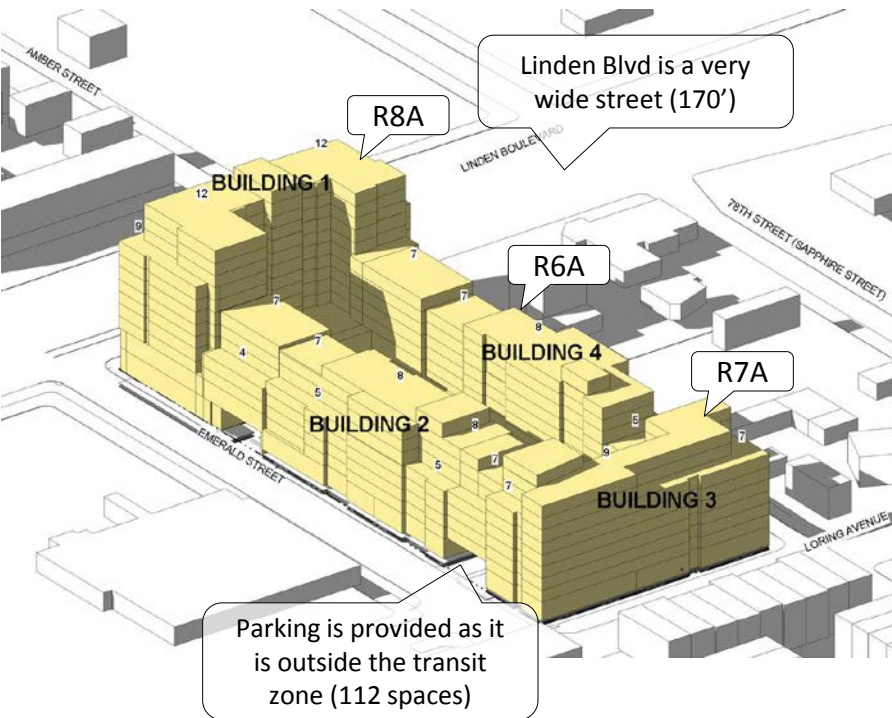
- Zoning districts are used to respond to neighborhood context and street width
- Zoning districts coupled with the required open space ensures massing and bulk are to be built as illustrated
- Active ground floor uses, articulation and variety helps break down the scale of the development



# Linden Boulevard - CD 5

## Rezoning to R8A, R6A, R7A

- Linden Blvd is a very wide street and density along it is more appropriate
- Demonstrates the use of zoning districts to respond to a full block site



# Zoning for Quality and Affordability

## *Appendix*



# Basic Height Limits - Non-Contextual Districts

FOR NON-CONTEXTUAL DISTRICTS			
District	Minimum Base Height	Maximum Base Height	Maximum Height
R6 narrow	30	45	55
R6 wide inside MC	40	55	65
R6 wide outside MC	40	65	70*
R7 wide inside MC R7 narrow	40	65	75
R7 wide outside MC	40	75	80*
R8 narrow	60	85	115
R8 wide inside MC	60	85	120*
R8 wide outside MC	60	95	130*
R9 wide	60	105	145
R9 narrow	60	95	135
R10 wide	125	155	210*
R10 narrow	60	125	185

\* Qualifying Ground Floor option available

# Basic Height Limits - Contextual Districts

FOR CONTEXTUAL DISTRICTS			
District	Minimum Base Height	Maximum Base Height	Maximum Height
R6A**	40	60	70
R6B**	30	40	50
R7A**	40	65	80
R7B	40	65	75
R7D**	60	85	100
R7X inside MC**	60	85	125
R7X outside MC**	60	85	120
R8A**	60	85	120
R8B	55	65	75
R8X**	60	85	150
R9A wide	60	105	145
R9A narrow	60	95	135
R9D	60	85	Tower
R9X wide**	105	120	170
R9X narrow**	60	120	160
R10A wide**	125	150	210
R10A narrow	60	125	185
R10X	60	85	Tower

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\*\* Qualifying Ground Floor option available outside Manhattan Core

# Height Limits for affordable housing – Non- Contextual Districts

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District	Maximum Base Height	Maximum Height	Maximum Height with QGF	Maximum Stories
R6 (AIRS, IH WIDE)	65	80	85	8
R7 wide	75	100	105	10
R7 (AIRS NARROW)	75	90	95	9
R8	105	140	145	14
R9 wide	125	170	175	17
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