

A photograph of a city skyline at sunset, with a blue circular graphic on the left side containing text. The skyline features various skyscrapers and buildings, with a prominent white building in the foreground. The sky is a mix of orange and blue, and the buildings are illuminated by the warm light of the setting sun. A tree with pink blossoms is visible in the bottom right corner.

*city of yes*

**Public Info Session**

March 20 + 28, 2023

Please click on the interpretation icon for Spanish, Mandarin, or Cantonese to hear a simultaneous interpretation of the session. During the Q&A, staff will be available to provide language assistance for Spanish, Mandarin, and Cantonese speakers as needed. Spanish, Mandarin, or Cantonese speaking participants may also contact us for additional assistance via email at [DCPCityofYes\\_DL@planning.nyc.gov](mailto:DCPCityofYes_DL@planning.nyc.gov)

Por favor haga clic en el símbolo de interpretación en Español, Mandarín o Cantonés para escuchar la interpretación simultánea de la sesión. Durante la sesión de preguntas y respuestas, estará disponible asistencia para interpretación en Español, Mandarín y Cantonés para quien lo necesite. También nos puede contactar para asistencia adicional por el correo electrónico [DCPCityofYes\\_DL@planning.nyc.gov](mailto:DCPCityofYes_DL@planning.nyc.gov)

请点击同声传译的图标以收听会议的西班牙语，普通话或粤语的同声传译。在提问环节期间 (Q&A)，工作人员将根据需要为您提供西班牙语，普通话或粤语的翻译帮助。如需更多帮助，讲西班牙语，普通话或粤语的参与者也可以通过电子邮件的方式 ([DCPCityofYes\\_DL@planning.nyc.gov](mailto:DCPCityofYes_DL@planning.nyc.gov)) 与我们联系。

請點擊同聲傳譯的圖標以收聽會議的西班牙語，國語或粵語的同聲傳譯。在提問環節期間(Q&A)，工作人員將根據需要為您提供西班牙語，國語或粵語的翻譯幫助。如需更多幫助，講西班牙語，國語或粵語的參與者也可以通過電子郵件的方式 ([DCPCityofYes\\_DL@planning.nyc.gov](mailto:DCPCityofYes_DL@planning.nyc.gov)) 與我們取得聯繫。

# Info Session Format

7:05 – 7:20 PM: Welcome & Opening Remarks

7:20– 8:20 PM: Carbon Neutrality

7:20– 8:55 PM: Live Q&A

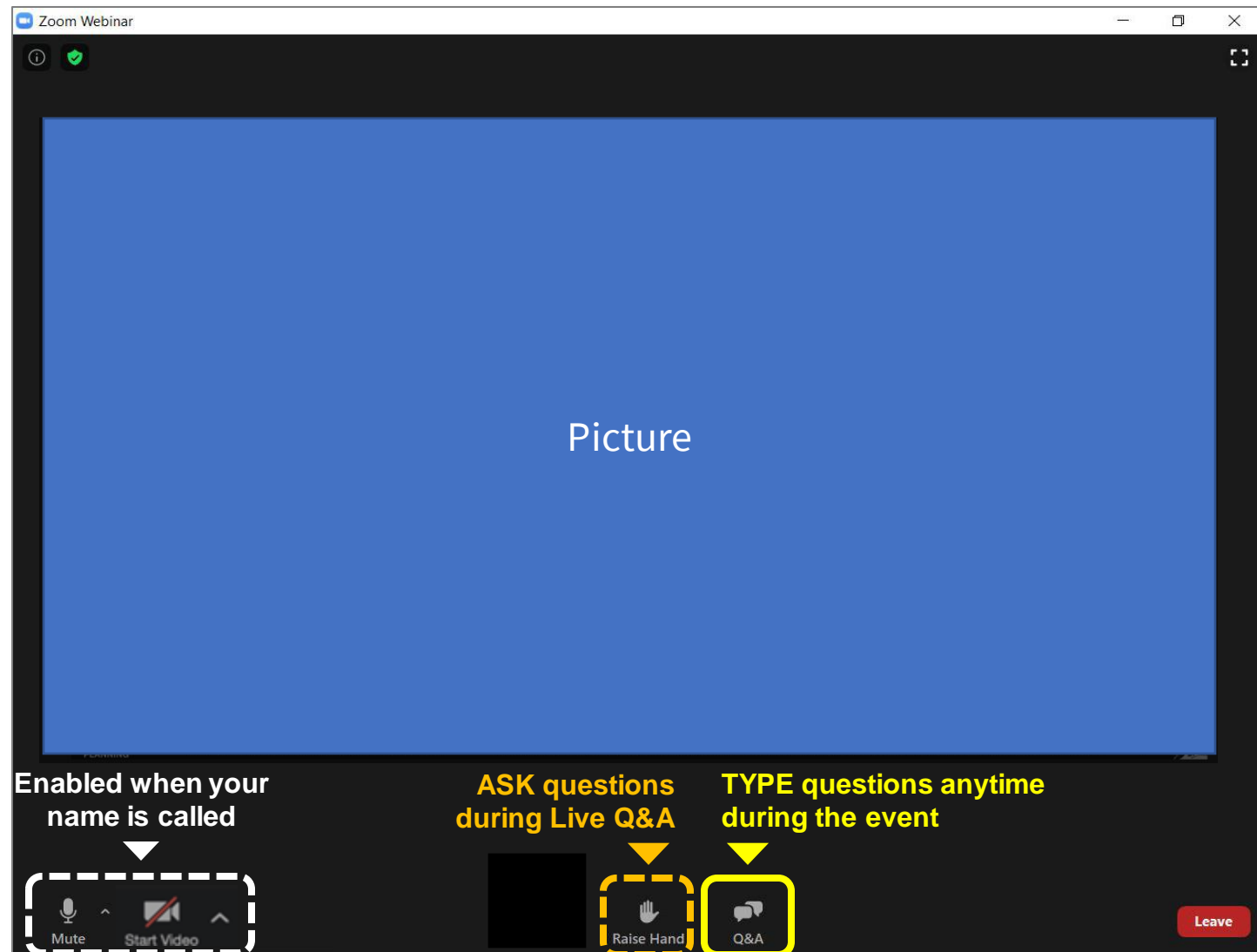
Prior to Live Q&A, all microphones are muted.

TYPE written questions via Zoom Q&A feature.

During Live Q&A, ask questions in two ways:

1. TYPE – using the zoom Q&A feature
2. ASK – using the zoom raise your hand feature (two-minute time limit to ask question). You will be able to unmute yourself and turn on your camera when you are called on by the moderator.

If you are dialing in by phone, press \*9 to ask your question during Live Q&A.



# city of yes

Instructions to speak at this meeting by [computer, smartphone, or tablet](#) are posted at:

- **Web Address:** [nyc.gov/engage](https://nyc.gov/engage) under “[Upcoming Meetings](#)”

If you wish to participate in the meeting by phone, please dial:

- **Toll Free Numbers:** [\(877\) 853-5247](#) or [\(888\) 788-0099](#)
- **Toll Numbers:** [\(212\) 338-8477](#) or [\(253\) 215-8782](#)

When prompted enter:

- **Meeting ID:** [864 6760 2082](#)
- **Participant ID:** [press pound \(#\) to skip](#)
- **Password:** [1](#)

If you are experiencing any technical difficulties, DCP staff are available to provide support. Please dial any of the phone numbers listed above. Then enter the following meeting ID and password when prompted.

- **Meeting ID:** [618 237 7396](#)
- **Participant ID:** [press pound \(#\) to skip](#)
- **Password:** [1](#)

After this session, the project team can be reached by email at [CarbonNeutrality@planning.nyc.gov](mailto:CarbonNeutrality@planning.nyc.gov)

# city of **yes**

“We are going to turn New York into a **City of Yes** — yes in my backyard, yes on my block, yes in my neighborhood,”

"These proposals focused on economic recovery, affordable housing, and sustainability will remove red tape for small businesses, expand housing opportunities in every neighborhood, and accelerate the transition to our energy future. New Yorkers are not going to wait around while other cities and other countries sprint towards a post-pandemic world, and now we won't have to."

-Mayor Eric Adams





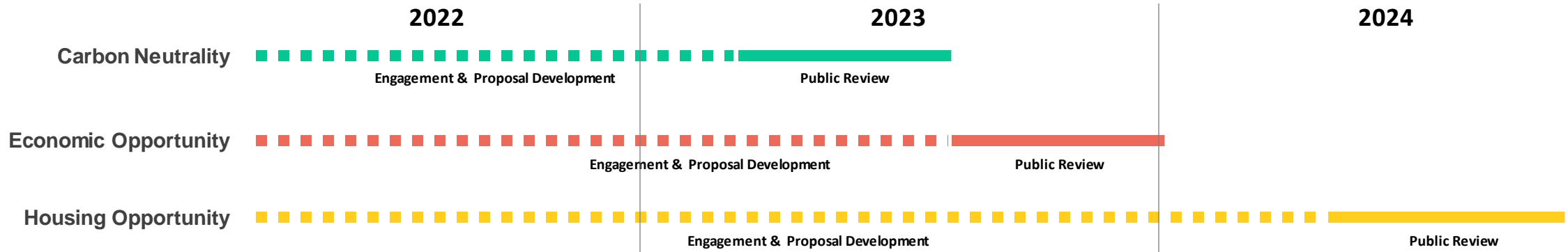
**for Carbon Neutrality**  
Expanding opportunities for decarbonization projects



**for Economic Opportunity**  
Growing jobs and small businesses with more flexible zoning

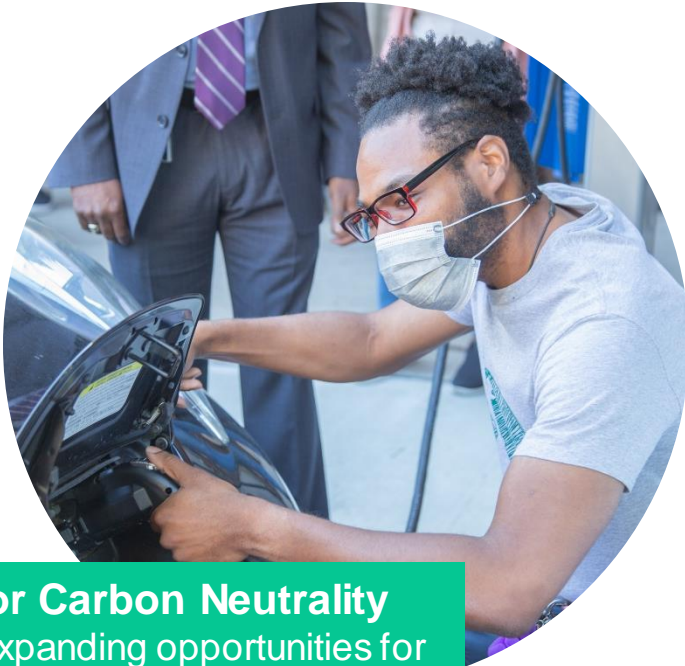


**for Housing Opportunity**  
Ensuring all neighborhoods are meeting the need for housing opportunities



*city of solar*  
*city of health*  
*city of energy*  
*city of carbon neutrality*  
*city of resilience*





**for Carbon Neutrality**  
Expanding opportunities for decarbonization projects



**for Economic Opportunity**  
Growing jobs and small businesses with more flexible zoning



**for Housing Opportunity**  
Ensuring all neighborhoods are meeting the need for housing opportunities



*Approximate schedule of public review, for illustrative purposes only*



## Why carbon?

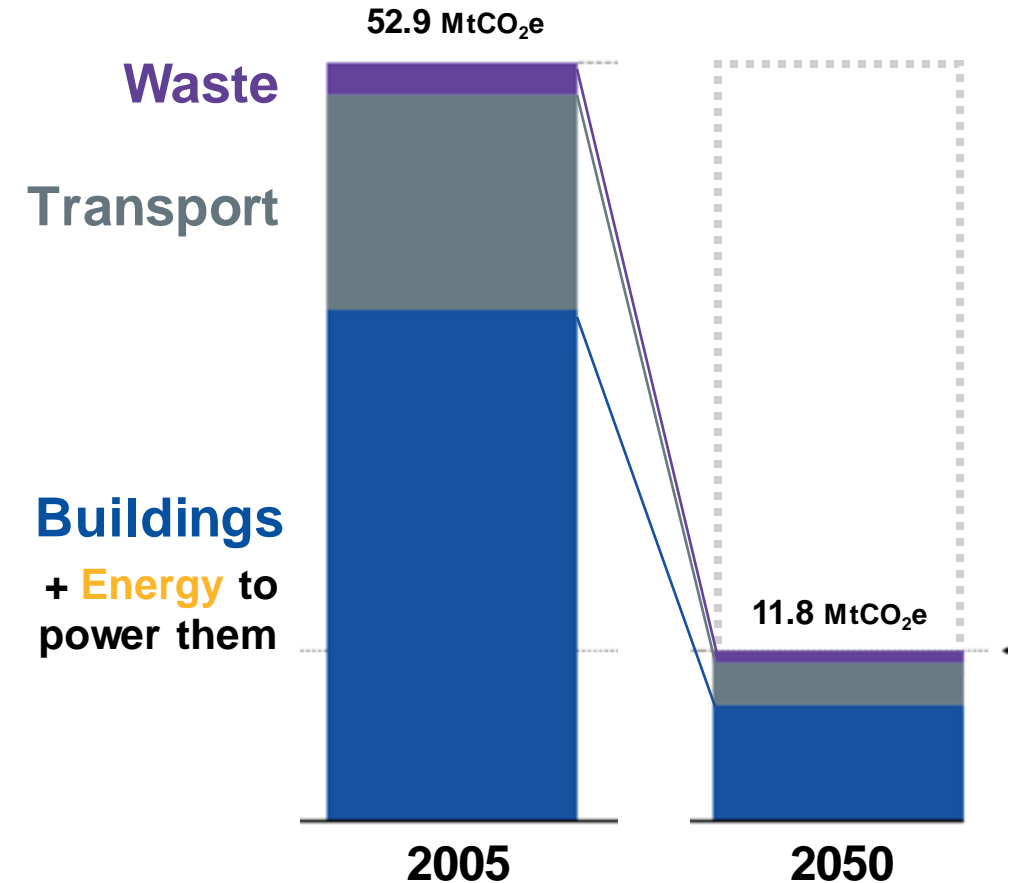
- We are in a **climate emergency**, caused by greenhouse gas emissions.
- Carbon dioxide (CO<sub>2</sub>) is the **primary greenhouse gas (GHG)** emitted through human activities - **80% of US GHG** emissions in 2019.
- CO<sub>2</sub> is largely produced through the **burning of fossil fuels**
- Paris Agreement aims to limit global warming to 2°C and **avoid greater climate damage** by curbing GHG



# What do we mean by a "carbon-neutral city"?

It's a city where we've...

- 1. Reduced our energy needs**  
(retrofit buildings to be efficient)
- 2. Cleaned the grid**  
(decarbonize the source of electricity)
- 3. Electrified buildings + vehicles**  
(all remaining energy needs are powered by the clean electric grid)



Necessary operational carbon reductions to meet 2050 goals, in millions of metric tons of carbon dioxide equivalent.  
Source: NYC's Roadmap to 80x50

## Recap

# What has New York City already done?



**2012:** Designed to support elective, progressive experiments with “green building features”



city of **solar**  
city of **health**  
city of **energy**  
city of **carbon neutrality**  
city of **resilience**

NYC  
PLANNING

**2023:** Respond to the climate crisis by removing zoning impediments to urgent retrofitting work, solar, energy storage, and EVs

# Where do we need to go? How can zoning help?

Meeting the challenge of our climate crisis is a massive undertaking.

We've worked with our sister agencies, as well as dozens of non-profit and private-sector groups, to understand what they're working on – **and how zoning can help support their efforts.**



Inclusion here does not necessarily indicate endorsement.

# What we've learned: how zoning can support these efforts

## ENERGY

**Goal 1:**  
**Decarbonize our energy grid**

by broadly allowing for distributed generation (wind + solar) as well as critically needed energy storage.

## BUILDINGS

**Goal 2:**  
**Decarbonize our building stock**

by supporting the retrofitting of NYC's million-plus buildings to become energy-efficient and electrified.

## TRANSPORTATION

**Goal 3:**  
**Decarbonize our vehicles**

by supporting the growth of EV adoption, biking, and e-mobility, by removing limits on where infrastructure can be placed.

## WASTE & WATER

**Goal 4:**  
**Decarbonize our waste streams**

by supporting other City efforts to grow composting and rainwater collection

# Summary of proposal



## ENERGY

1. **Rooftop solar:** removing zoning impediments.
2. **Solar parking canopies:** remove zoning impediments to allow.
3. **Solar:** ensure standalone generation is allowed
4. **On-shore wind:** add a new tool for the CPC to consider future applications
5. **Energy storage (ESS):** add new rules to allow grid-supporting ESS in a wide range of zoning districts



## BUILDINGS

6. **Electrification retrofits:** expand rooftop and yard allowances to accommodate increased need for outdoor electrified equipment like heat pumps
7. **Building exterior retrofits:** fix rules to ensure that the widest range of exterior retrofits are allowed.
8. **Fix Zone Green:** update and improve this floor area exemption to ensure it continues to promote better-than-code performance.



## TRANSPORTATION

9. **Vehicle charging:** expand allowance to all Commercial Districts
10. **Charge-sharing:** allow a % of residential spaces to be shared w/ the public
11. **Parking flex:** streamline car-sharing, car rental, and commercial parking rules
12. **Automated parking:** expand rules to encourage more automated facilities
13. **Bike parking:** add rules for storage and charging



## WASTE & WATER

14. **Porous paving:** clarify language to ensure permeable paving is allowed.
15. **Street Trees:** update rules to accommodate new raingarden prototypes
16. **Organics:** add new use regulations clarifying when composting and recycling are allowed.
17. **Rooftop greenhouses:** simplify the process to allow them as-of-right

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*city of carbon neutrality*  
*city of resilience*



**Energy**

## Goal 1

# Decarbonize our energy grid

By 2040, the New York energy grid must be 100% renewably-based

see: [2019 NYS CLCPA](#)



To meet demand, we need to generate energy everywhere; we've set a goal of 1000 MW of rooftop solar by 2030.

see: [2016 Climate Week NYC](#)

The grid of the future will be less centralized with 'distributed resources' spread across the city

see: [2015 NYS Reforming the Energy Vision](#)



To store clean energy, and respond to demand, gigawatts of local energy storage will be crucial.

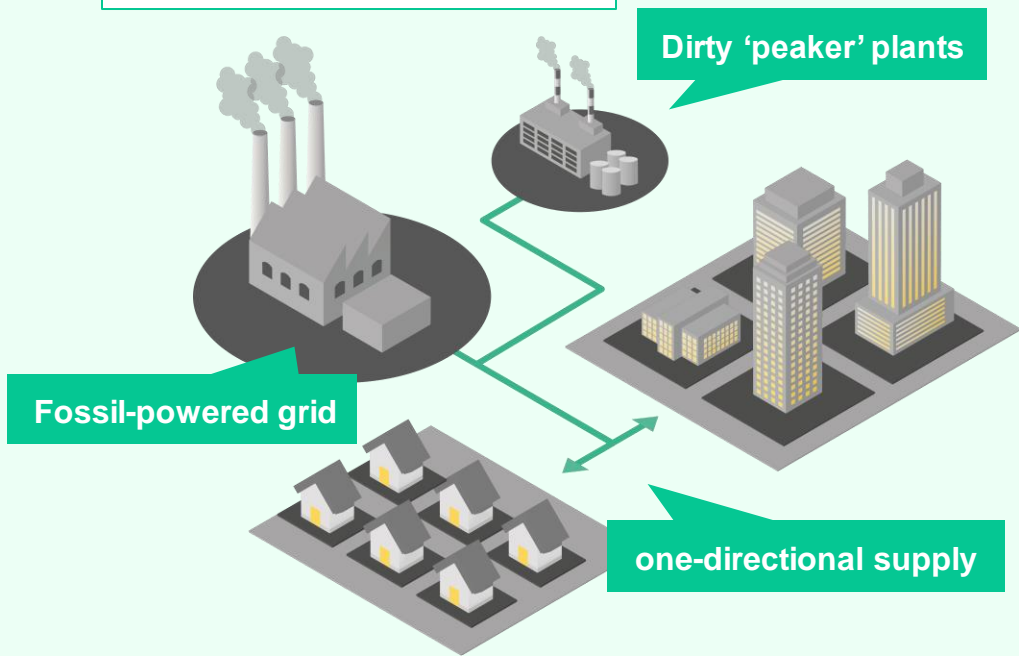
see: [2022 State of the State](#)



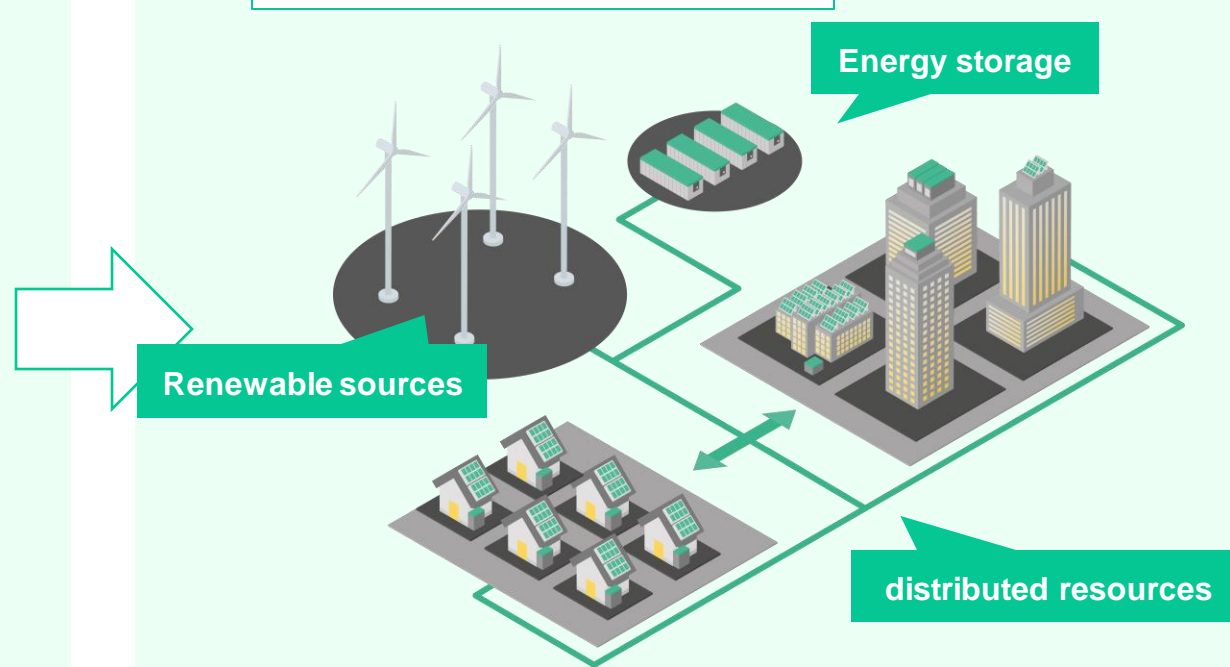
Goal 1

# Decarbonize our energy grid: How zoning relates

The energy grid of today



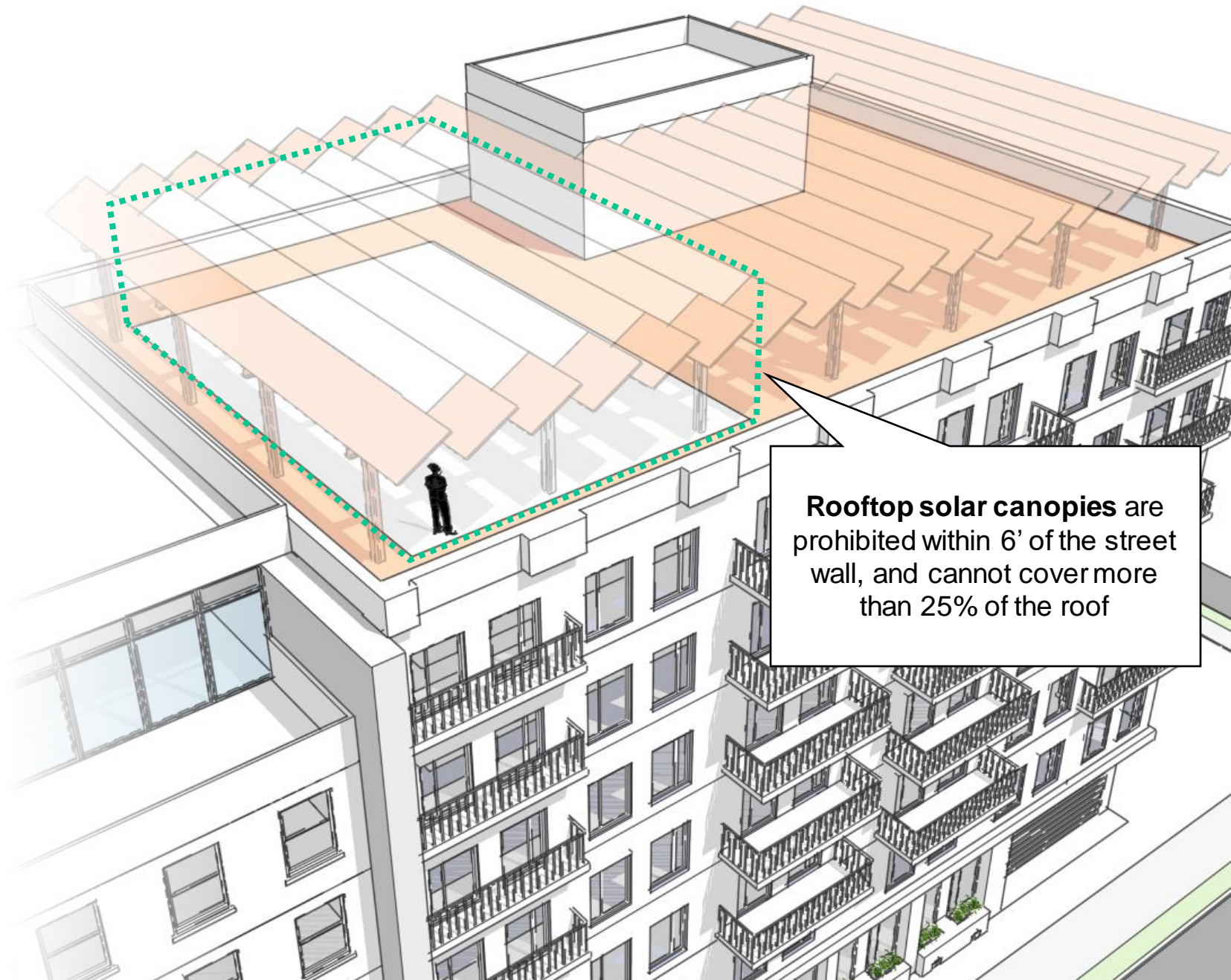
The energy grid of the future



## Proposal 1

# Solar on building rooftops (flat)

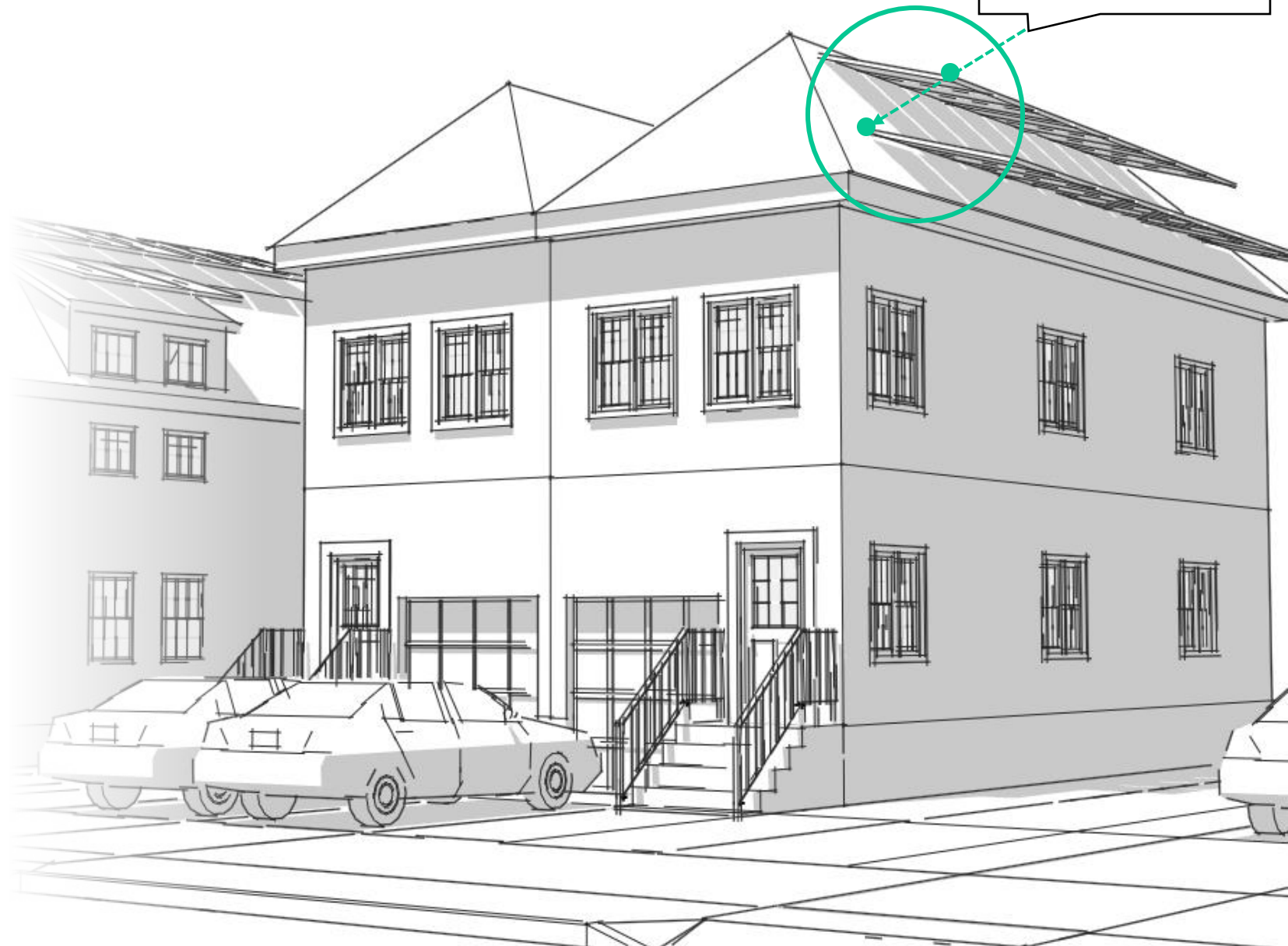
- **Currently:** Zoning allows solar panels to be added to flat roofs, above the height limit, up to 6' (R1-R5) or 15' (R6+, C, M). When elevated to these heights, a 25% maximum coverage, and 6' setback from the façade, also apply.
- **Issue:** These zoning rules curtail how much solar a home/building owner realistically can install, artificially limiting solar potential and making installations infeasible. (The 6' height in certain districts also conflicts with FDNY need for 9' of clear headroom.)
- **Proposal:** Remove coverage and setback requirements for rooftop solar, and apply a 15' maximum height limit to all flat-roof solar installations, regardless of district.



## Proposal 1

# Solar on building rooftops (sloped)

- **Currently:** Zoning allows solar panels to be added to sloped roofs, above the height limit, up to a maximum of 18 inches.
- **Issue:** This requires panels to hug the roof, even on roofs with poor solar orientations. Without the ability to “tilt” the installation to catch more sun, the installation is infeasible.
- **Proposal:** Provide greater flexibility for rooftop solar on pitched roofs, by expanding the 18” allowance to **60”**.



## Proposal 2

## Solar canopies over parking areas

- **Currently:** Zoning allows “accessory off-street parking spaces, open or enclosed” to obstruct a number of required open spaces, required front yards, required rear yards, etc.
- **Issue:** “Solar awnings/canopies” are not always permitted in the same areas as parking, preventing their installation.
- **Proposal:** Allow solar awnings / canopies (pictured at right) to cover parking areas by adding them as 'permitted obstructions'



48-10 43rd St, Queens, NY 11377

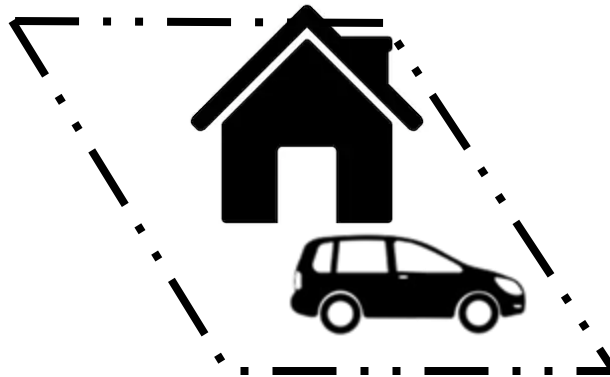
48-42 48-44

## Community solar + other renewable energy: Primary uses vs. accessory uses

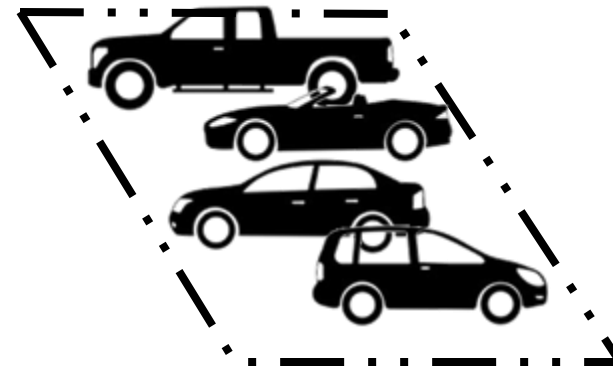
Example: vehicle parking in a Residence District



**Primary use**



**Primary use  
with an allowed  
accessory use**



**Disallowed  
primary use**

## Proposal 3

# Community solar + other renewable energy

- **Currently:** The Zoning Resolution (ZR) currently classifies “non-accessory” solar generation as a commercial use.
- **Issue:** Large parts of the city are off-limits to crucially-needed, grid-supporting solar arrays. To locate here, solar and storage systems need to be kept small so that they can be considered “accessory” – precluding grid-supporting installations.
- **Proposal:** Reclassify this use as “renewable energy generation” and permit installations of <10,000 sf in Residence Districts as-of-right.

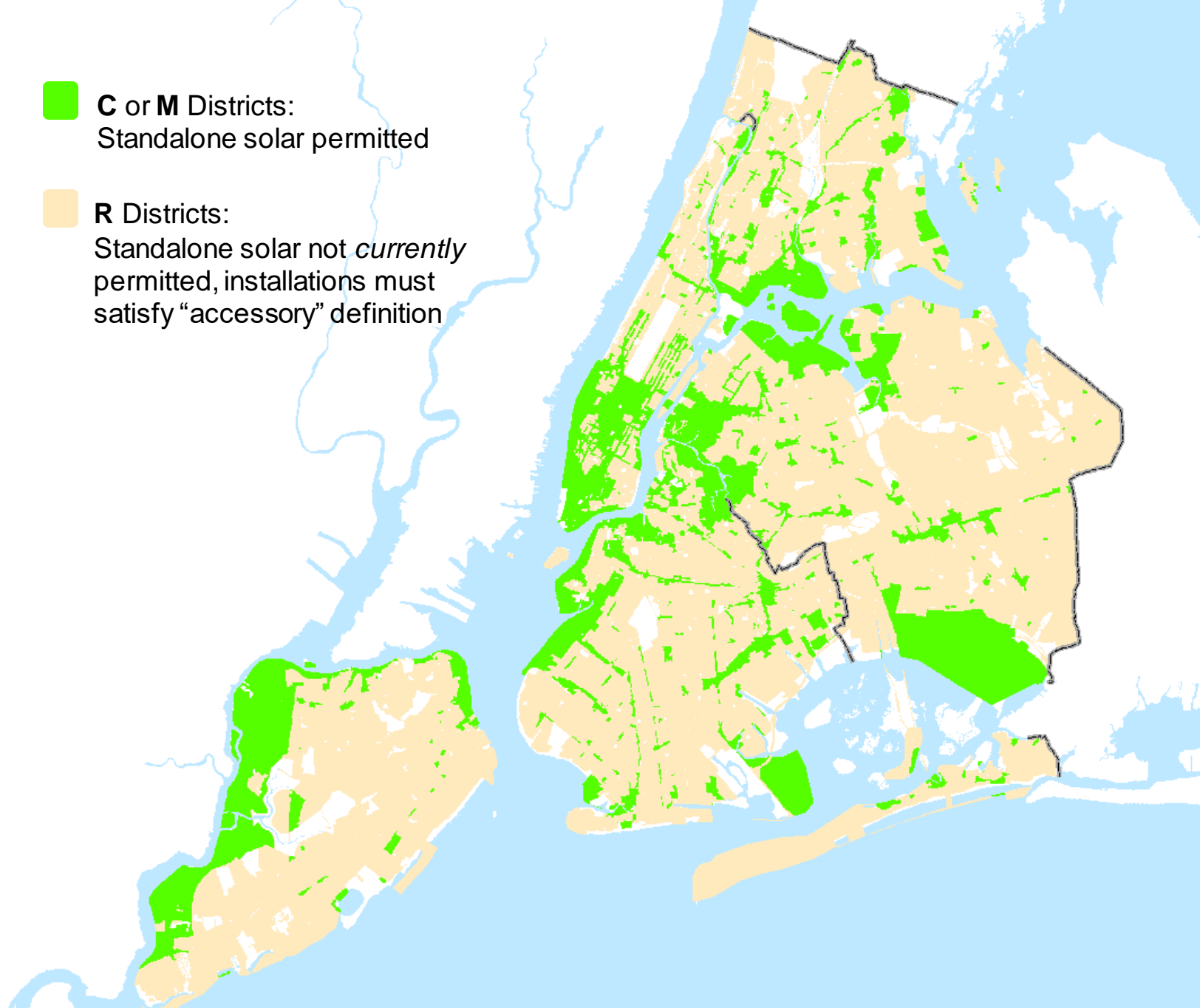


## Proposal 3

# Community solar + other renewable energy

- **Currently:** The Zoning Resolution (ZR) currently classifies “non-accessory” solar generation as a commercial use.
- **Issue:** Large parts of the city (*shown in beige at right*) are off-limits to crucially-needed, grid-supporting solar arrays. To locate here, solar and storage systems need to be kept small so that they can be considered “accessory” – precluding grid-supporting installations.
- **Proposal:** Reclassify this use as “renewable energy generation” and permit installations of <10,000 sf in Residence Districts as-of-right.

- **C or M Districts:**  
Standalone solar permitted
- **R Districts:**  
Standalone solar not *currently* permitted, installations must satisfy “accessory” definition



## Proposal 4

# New authorization for on-shore wind

- **Currently:** Along the waterfront, on-shore wind turbines must comply with strict height limits (*see table at right*).
- **Issue:** Some installations may need greater height flexibility. However, there is no tool to allow the CPC to consider such applications.
- **Proposal:** Create a new authorization that will allow the CPC to consider future applications for height & setback relief to facilitate on-shore wind. (*This proposal itself will not change the height limits for on-shore wind.*)



Current regulations	on roof	on ground
R1 – R5 + C Overlays	n/a	<b>35'</b>
R6 – R10 + C Overlays + Most C Equivalents M Districts (excl. M1-1)	50% of bldg. height or <b>55'</b> whichever is less	<b>35'</b>
C4-1, C7, C8, M1-1	<b>55'</b>	<b>85'</b>

Not allowed in, or within 10' of,  
waterfront yards and/or WPAAAs



## Proposal 5

# Energy storage systems (ESS)

- Issue:** The ZR currently does not have clear regulations governing energy storage. By interpretation, such uses can qualify as “electric utility substations” and thus must obtain a BSA special permit to locate in Residence Districts.
- Proposal:** Create new uses within the ZR’s Use Group 4 and Use Group 6 to accommodate grid-supporting energy storage:
- Smaller installations**, with footprints smaller than 10,000 ft<sup>2</sup>, would be permitted as-of-right (AOR) in Residence Districts.
- Larger installations**, with footprints larger than 10,000 ft<sup>2</sup>, would still require BSA review before locating in Residence Districts. They would be allowed as-of-right in Commercial + Manufacturing Districts.

Rooftop energy storage at the Barclay’s Center, BK



	R Districts	C Districts	M Districts
Accessory solar / wind Accessory ESS	Permitted AOR	Permitted AOR	Permitted AOR
New use in UG 4: <u>Energy storage, &lt;10k sf</u>	<u>Permitted AOR</u>	<u>Permitted AOR</u>	<u>Permitted AOR</u>
Rename and change size threshold within UG 6: <del>Electric utility substation &lt;10k sf</del> <u>Energy storage, &gt;10k sf</u>	Currently: <b>BSA permit needed</b>	Currently: Permitted AOR	Currently: Permitted AOR

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*city of energy*  
*city of carbon neutrality*  
*city of resilience*

A green-tinted photograph of a city skyline, likely New York City, with a dense cluster of skyscrapers in the background. In the foreground, there is a rooftop solar panel array. The word "Buildings" is overlaid in a white box with a white border.

# Buildings

Goal 2

# Decarbonize our building stock

Our buildings are NYC's biggest source of CO<sub>2</sub> emissions

see: 2019 NYS CLCPA



To decarbonize our building stock, virtually every one of our city's 1,000,000+ buildings will need to be retrofit.

2015 Roadmap to 80x50

Boilers and furnaces will need to be replaced with all-electric heat pumps

see: NYC 80x50

Windows and walls will need to be improved or replaced with new efficient ones.

see: NYC 80x50



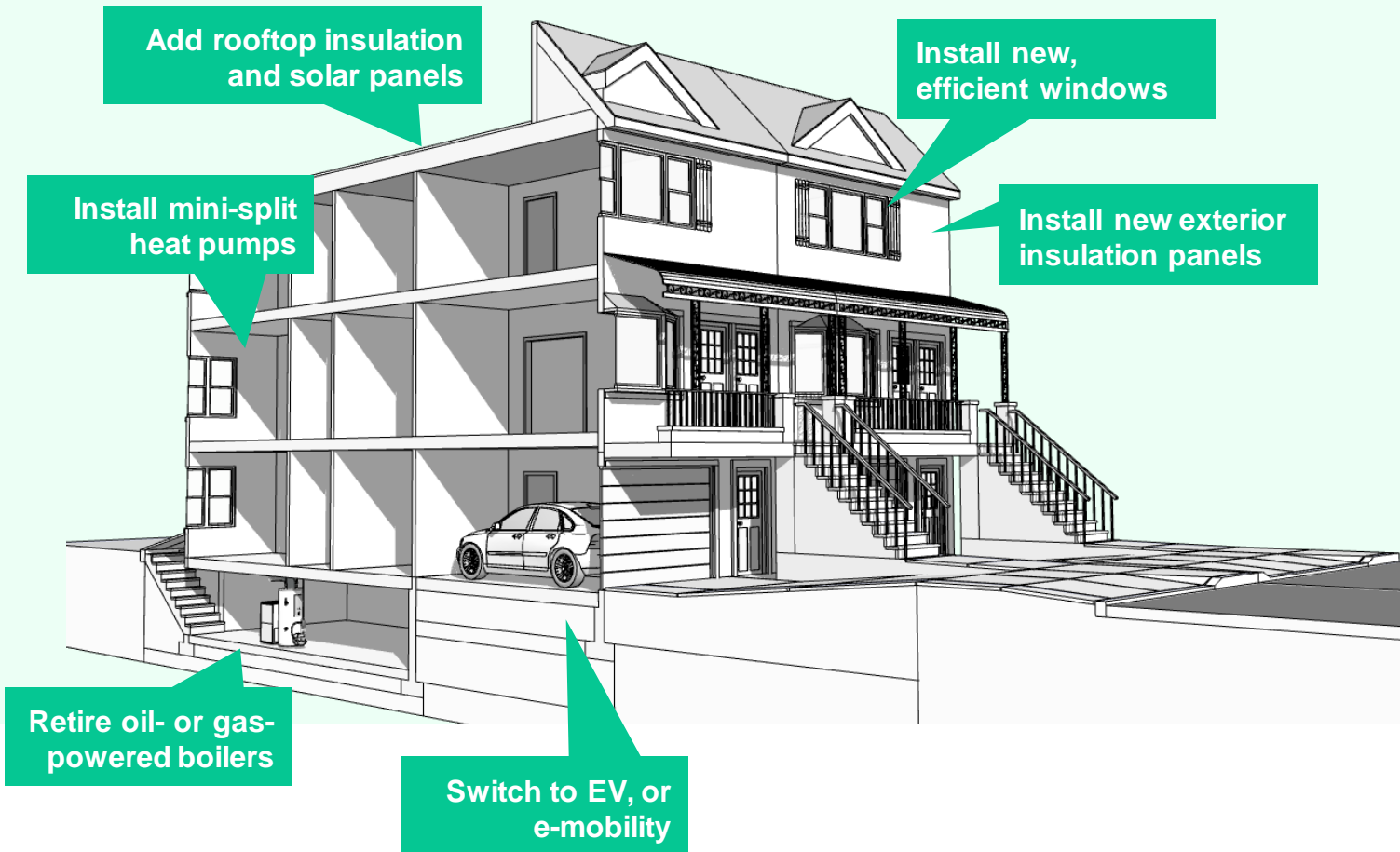
Large buildings (> 25,000 sf) that fail to cut their CO<sub>2</sub> emissions will face steep fines

2019 NYC Climate Mobilization Act (Local Law 97)

New buildings will be prohibited from installing fossil-fuel equipment  
Local Law 154

## Goal 2

# Decarbonize our building stock: How zoning relates

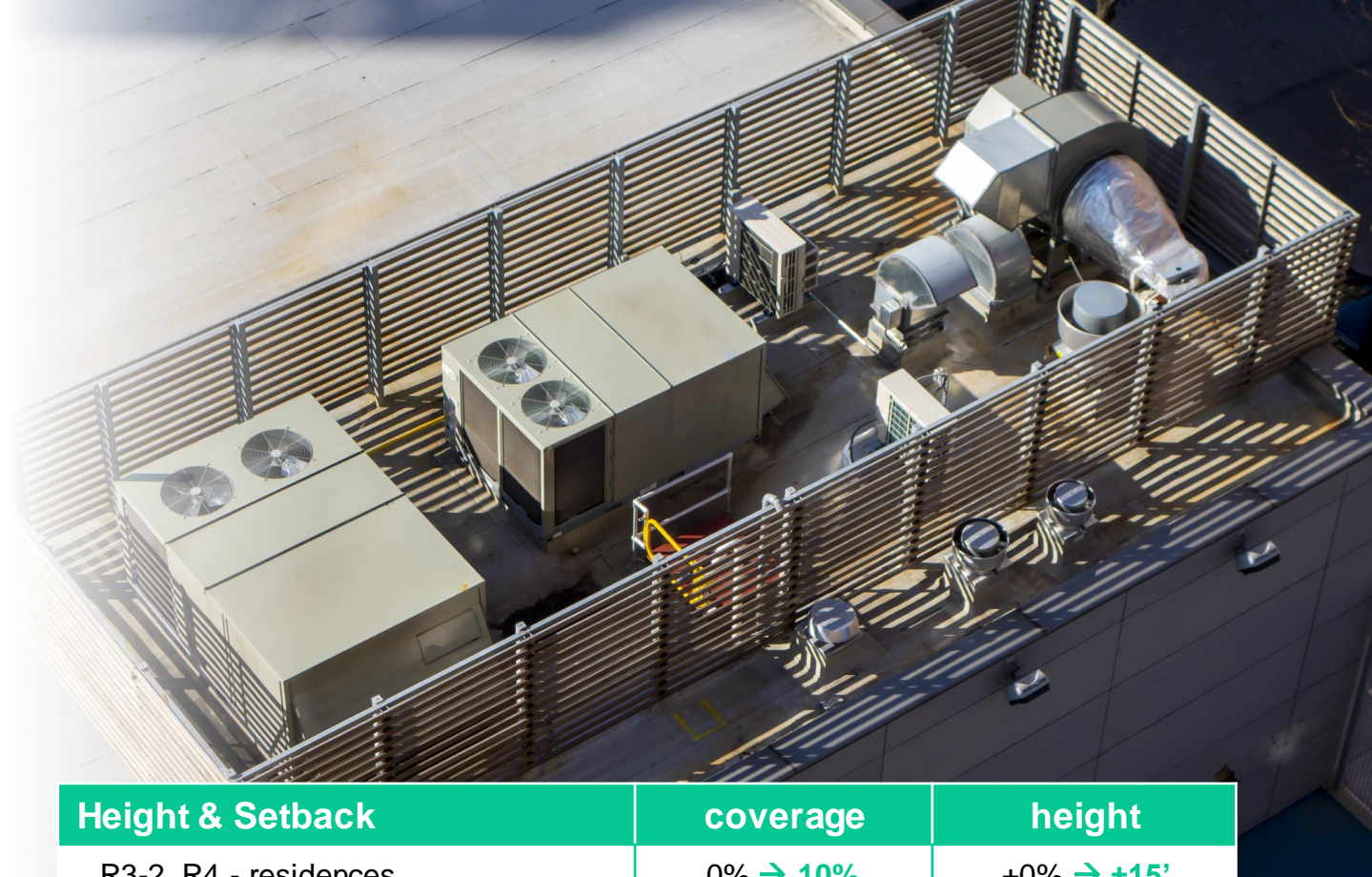


- A program of the **MOCEJ (Mayor's Office of Climate and Environmental Justice)**
- NYC Accelerator provides free expert guidance and trainings
- It also connects home- and building-owners to service providers and financing opportunities
- [accelerator.nyc](https://accelerator.nyc)

## Proposal 6

# Retrofitting mechanical equipment for electrification

- **Currently:** Zoning regulates how much rooftop mechanical equipment is permitted above the zoning height limit. This takes the form of a coverage cap, and separate height limit, on the rooftop mechanical equipment.
- **Issue:** Buildings which are retrofitting to all-electric systems often need to replace boilers in their basement with heat pumps that are outdoors, typically on their roof – sometimes running into zoning limitations.
- **Proposal:** To provide greater flexibility for electric equipment like heat pumps, zoning allowances that currently apply only within the floodplain would be rolled out citywide.

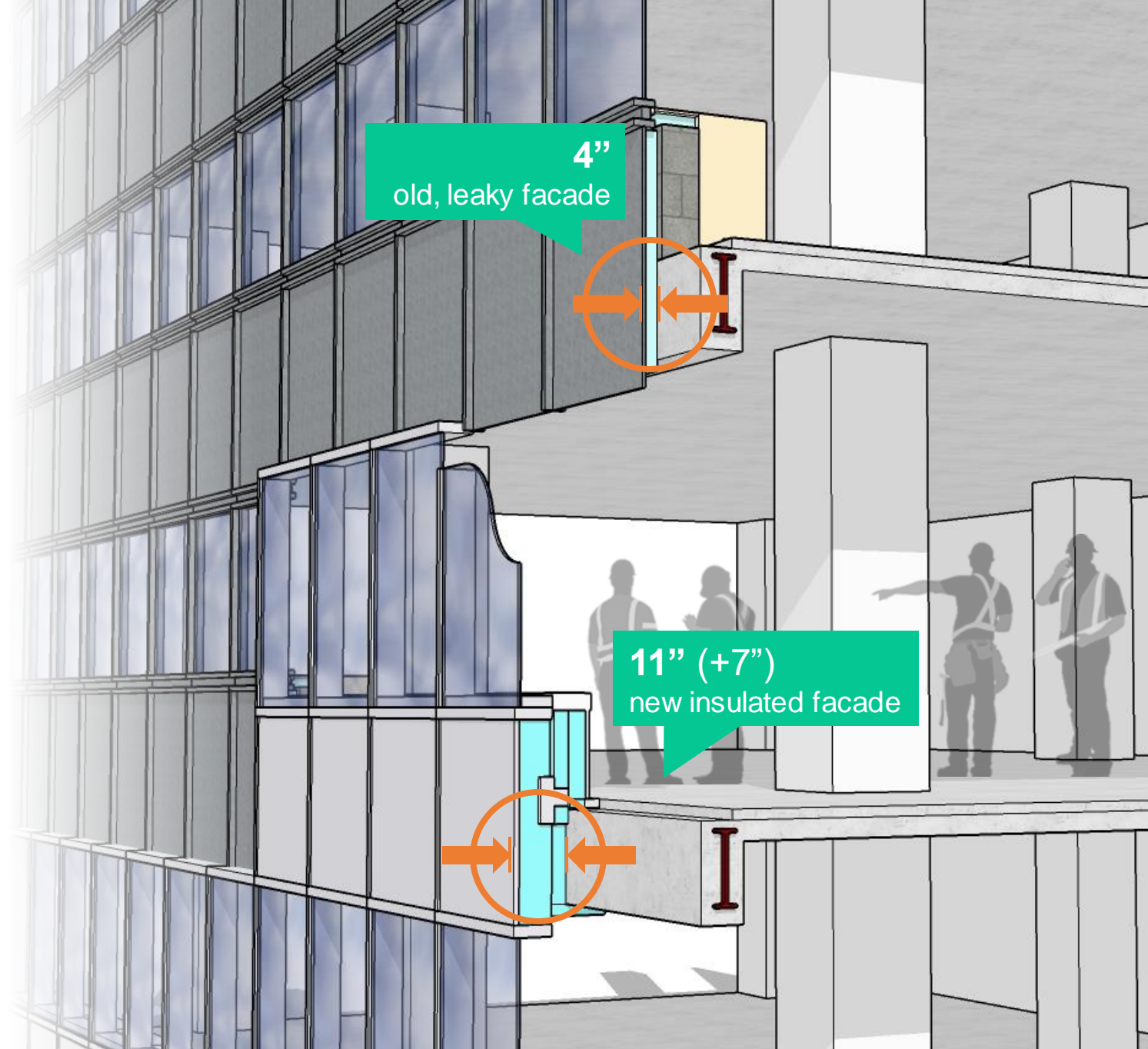


Height & Setback	coverage	height
R3-2, R4 - residences	0% → 10%	+0% → +15'
R3-2, R4 – community facilities	20% → 30%	+25'
R5	20% → 30%	+25'
R6 – R10, C, M where permitted height < 120'	20% → 30%	+25'
	20%	+25' → 33'
R6 – R10, C, M where permitted height > 120'	20% → 30%	+40'
	20%	+40' → 55'

## Proposal 7

# Allowing envelope retrofits to meet code

- **Currently:** Zoning considers wall thickness as “floor area” – this counts against your FAR, or the amount you are allowed to build.
- **Issue:** When trying to completely replace a thin (4”) façade with a thicker (11”) façade, those additional 7” count as new floor area – and are not allowed to be added. This makes this façade replacement project impossible.
- **Proposal:** To ensure that a recladding is allowed, create a new allowance for additional wall thickness, provided the new wall complies with the latest Energy Code requirements.



## Proposal 8

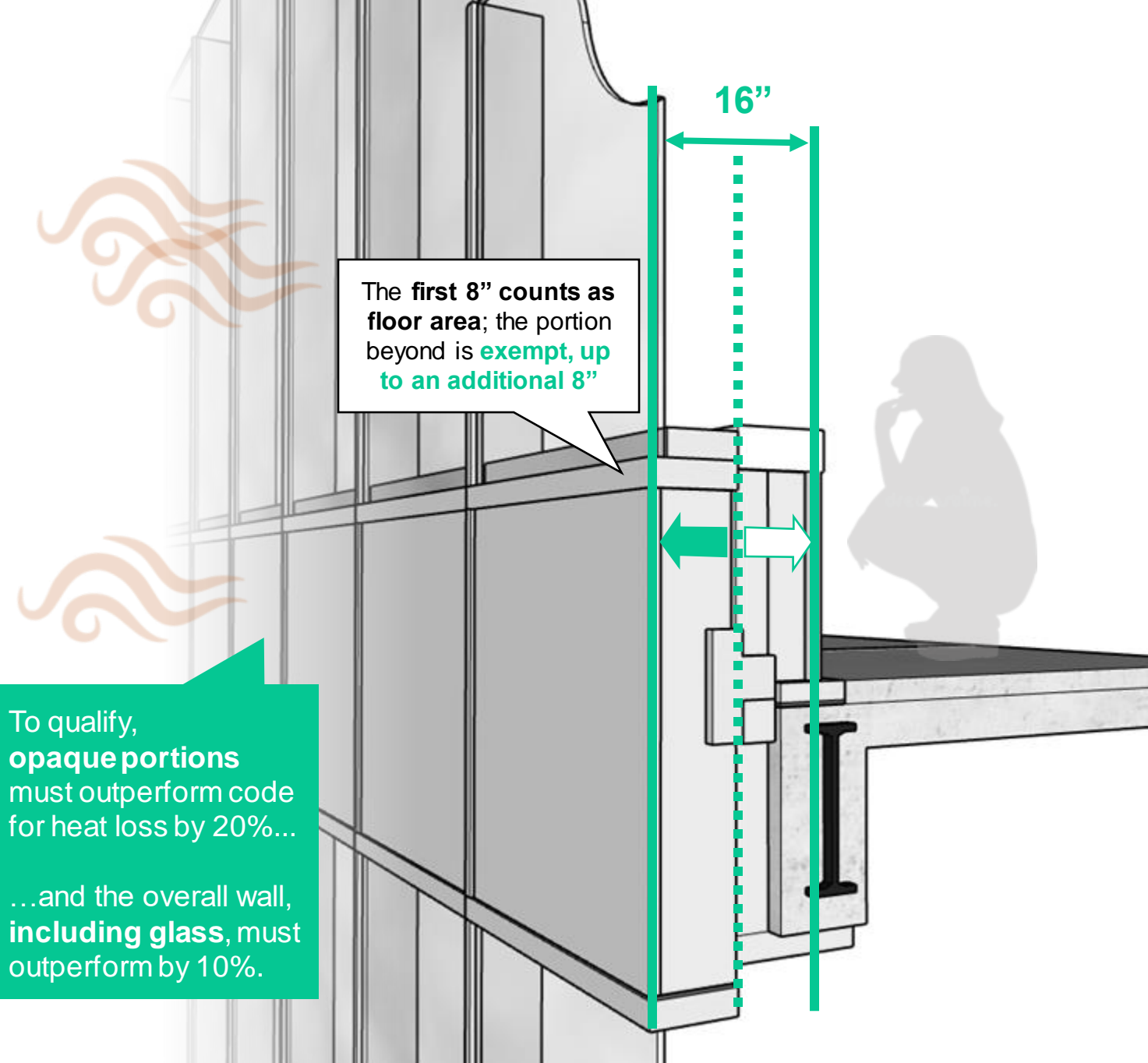
# Promoting envelopes that perform better-than-code

**Currently:** Zoning allows a ‘wall thickness floor area exemption’ (the “Zone Green bonus”) for portions of walls that exceed Energy Code.

### Issues:

- The current exemption focuses on the **heat transmission (u-factor)** of a wall. This misses other key criteria, such as air leakage.
- Code’s “u-factor” has been heavily revised since Zone Green. It is very difficult to outperform today’s u-factor, and **nearly impossible** to outperform future u-factors.
- Administering this “up to 8 inch” wall exemption is **complex + laborious**.
- It is impractical for **existing buildings** to take advantage of this exemption.

To qualify, **opaque portions** must outperform code for heat loss by 20%...  
...and the overall wall, **including glass**, must outperform by 10%.



## Proposal 8

# Promoting buildings that perform better-than-code

### Proposal:

Simplify the deduction from “up to 8in. beyond the first 8in. of wall thickness” into a **flat 5% exemption** from total FAR.

Align the exemption with Local Law 97 by promoting newer performance criteria:

- **existing buildings** which retrofit to become “fully electrified buildings” would be eligible for the exemption
- **new buildings**, which are already required to be fully electric (LL 154) would be eligible for the exemption if they design to ultra-low-energy ‘Passive house-style’ standards, using features such as triple-pane glass.

**The House at Cornell Tech**, one of the few new buildings in NYC complying with ultra-low-energy standards



Image: Handel Architects



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*city of energy*  
*city of carbon neutrality*  
*city of resilience*

A green-tinted photograph of a city skyline, likely New York City, with a dense cluster of skyscrapers in the background. In the foreground, there is a rooftop solar panel array with a grid pattern. A white rectangular box is overlaid on the image, containing the word "Transportation" in white text.

# Transportation

## Goal 3

# Decarbonize our vehicles

Less than 1% of the 2,000,000 cars registered in NYC are zero-emission.

see: [NYS DMV, 2021](#)



One of the biggest hurdles to achieving **EV adoption** is finding a place to charge overnight.

see: [The New York Times](#)

By 2035, all vehicles sold in NYS must be EV; demand for charging will rapidly increase

see: [NYS Adv. Clean Cars II](#)



A one-to-one transition to EVs is not the solution. We also need to promote greater use of **bicycles**, **e-mobility**, and **mass transit**.

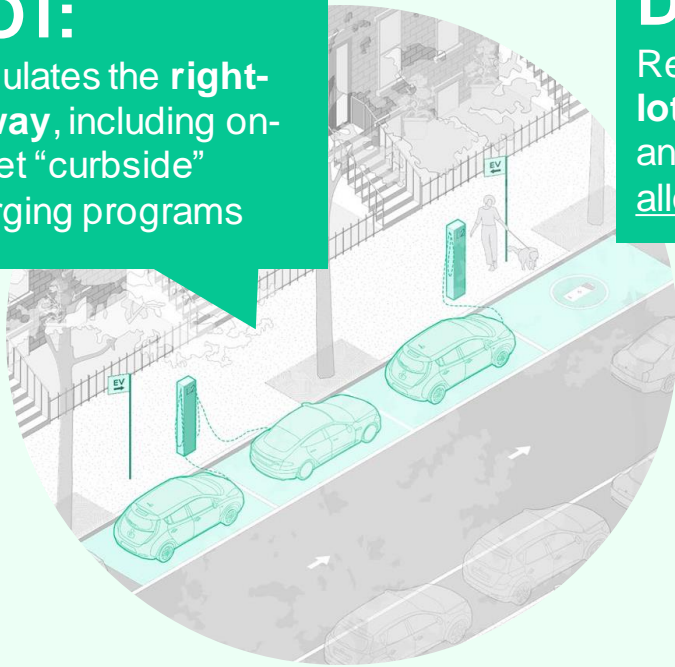
see: [2016 PlaNYC](#)

## Goal 3

# Decarbonize our vehicles: How zoning relates

### DOT:

Regulates the **right-of-way**, including on-street “curbside” charging programs



(RPA)

### DCP:

Regulates the **zoning lot**: off-street parking, and off-street charging allowances.



### DOB:

Building Code contains requirements to include EV-ready spaces at certain new parking lots / garages.

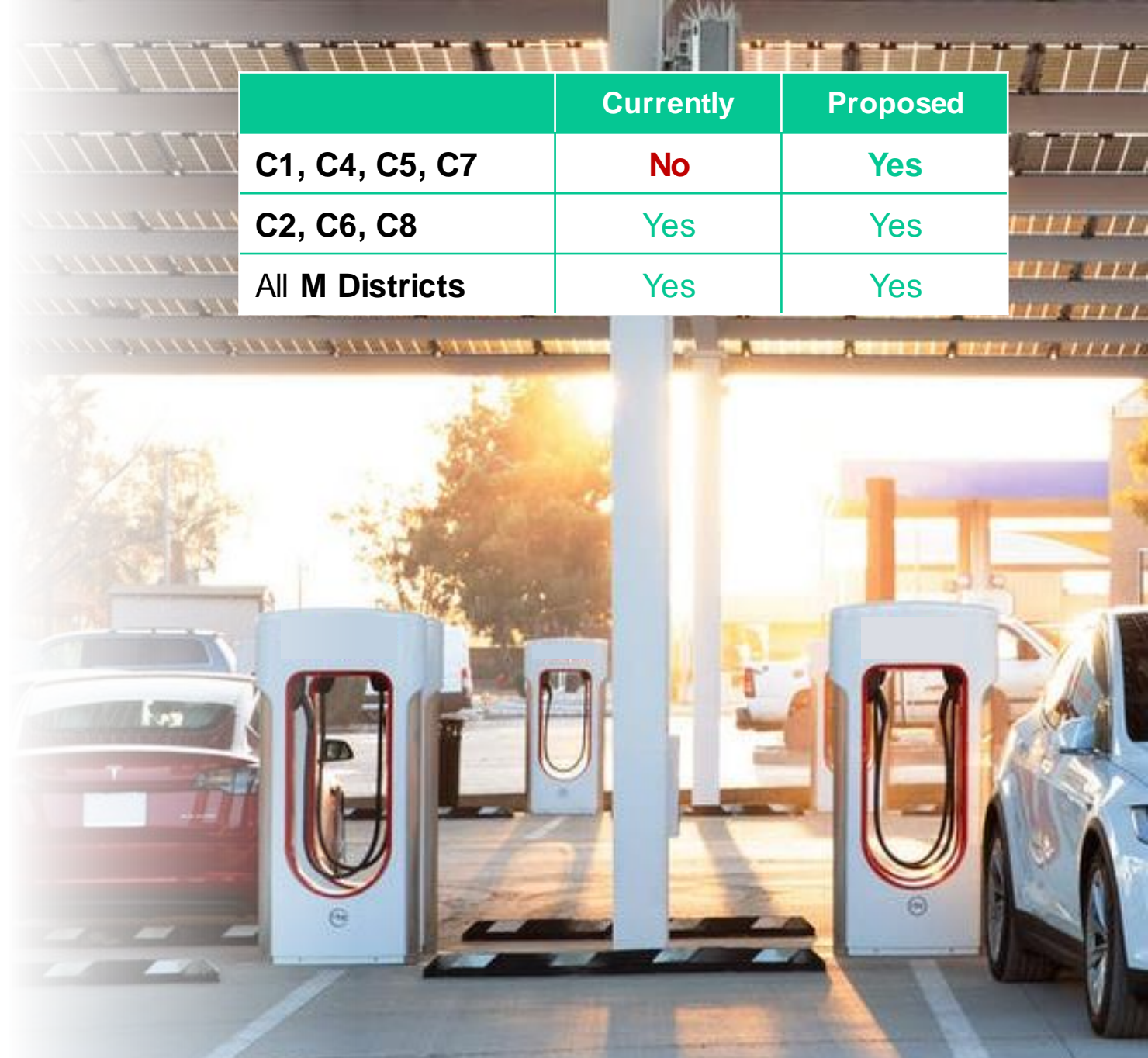


## Proposal 9

# Open-to-the-public EV charging facilities

- **Currently:** Zoning considers open-to-the-public EV charging facilities as “Use Group 7” commercial uses.
- **Issue:** These facilities aren’t allowed in many C Districts commonly mapped closest to where people live.
- **Proposal:** Reclassify these facilities as Use Group 6 uses that are permitted in all Commercial Districts, more than doubling the commercial land area available for EV charging facilities.

	Currently	Proposed
C1, C4, C5, C7	No	Yes
C2, C6, C8	Yes	Yes
All M Districts	Yes	Yes



## Proposal 10

# Expanding car sharing: public EV charger sharing

- **Currently:** Zoning generally requires parking spaces serving uses, such as retail stores, or apartment buildings. Accessory charging is permitted in all of these spaces. Some of these spaces are permitted to be occupied by commercial car share program vehicles.
- **Issue:** EV chargers installed in accessory spaces are not available to the public, per zoning rules.
- **Proposal:** Expand existing car share rules to allow property owners to **designate up to 20% of their spaces** (or 5, whichever is greater) for flexible, public EV ‘charger-sharing’, or car sharing, or any combination thereof. (Public parking facilities are permitted to dedicate 100% of spaces to public charging.)



## Proposal 11

# Flex parking: commercial vehicles in non-residential districts

- **Currently:** Zoning separately regulates the use of parking spaces for (1) car sharing services, (2) car rental services, and (3) commercial vehicle storage.
- **Issue:** These rules are varied, confusing, and limited. They should be expanded to promote car rental/sharing services (as an alternative to personal car ownership) and provide more locations for overnight truck parking and charging.
- **Proposal:** In most Commercial, and all Manufacturing Districts, this proposal would allow up to **20% of accessory spaces** to be occupied by (1) car share, (2) car rental, (3) public EV charging, or, where permitted, (4) commercial vehicle storage – or any combination thereof.

In public parking lots / garages, **100% of spaces** would be available for EV charging, while **50% of spaces** would be available for car share, car rental, and commercial vehicle storage.



## Expansion of automated parking regulations

- **Currently:** In the Manhattan Core, zoning grants special allowances to “automated parking facilities” that are tailored to their unique operational needs versus a typical parking facility. For example, the minimum size requirements for a parking space are reduced to reflect the unique ‘tray-and-rack’ system used to store cars.
- **Issue:** These allowances don’t apply outside of the Manhattan Core, limiting the feasibility of such facilities.
- **Proposal:** To support the growth of automated facilities, this proposal would proactively expand the allowance and associated lower maneuvering requirements due to their high efficiency, on a citywide basis.



## Proposal 13

# Bicycle and e-mobility: storage & charging uses

- **Currently:** Zoning provides use regulations for automobile parking and charging.
- **Issue:** Zoning doesn't provide any similar regulations for bicycles and other e-mobility. This creates regulatory uncertainty around where/how they are permitted.
- **Proposal:** Create a new commercial use for public bicycle and e-mobility parking. New rules would also provide for secure outdoor bike storage lockers as permitted obstructions in yards & open spaces.



### accessory use, or accessory

LAST AMENDED 12/15/2021

An "accessory use":

*zoning lot* adjacent to, a *zoning lot* occupied by a fire or police station

- (20) Electric vehicle charging in connection with parking facilities.
- (21) Solar energy systems.



*city of solar*  
*city of health*  
*city of energy*  
*city of carbon neutrality*  
*city of resilience*



# Waste & Stormwater

Goal 4

# Decarbonize our waste streams

Our waste stream only accounts for 4% of our City's greenhouse gas footprint – but there are some **clear steps** to take.

80x50

Reducing stormwater runoff also reduces the need for energy-intensive stormwater treatment

80x50

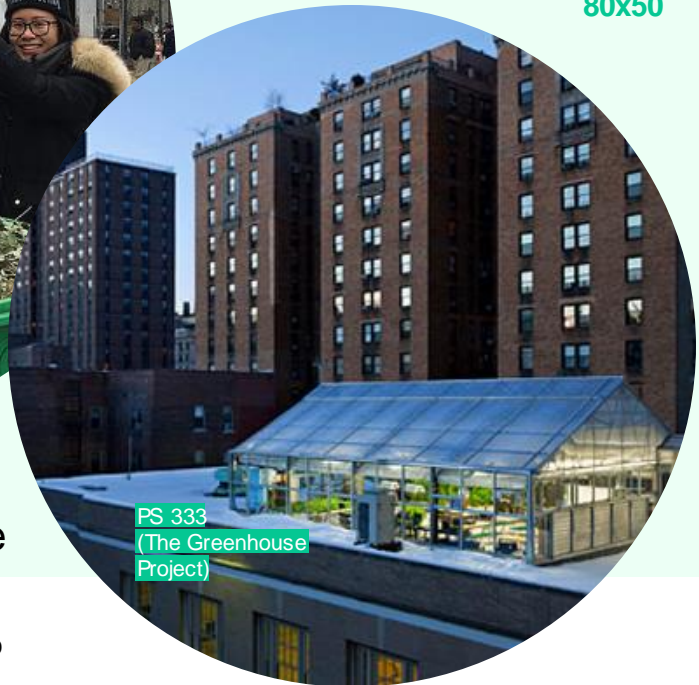
New town  
Wastewater  
Treatment Plan  
(DEP)



Organics Drop-off  
(Grow NYC)

Supporting local food systems can also play a role in reducing CO<sub>2</sub> associated with food.

80x50



PS 333  
(The Greenhouse  
Project)

By diverting organic material from the waste stream, we can reduce our solid waste by **45%**

80x50

## Proposal 14

# Expanding the use of permeable paving

- **Currently:** Zoning is supposed to allow any paving area to be paved with permeable paving.
- **Issue:** The text, as drafted, requires the Department of Buildings to investigate each proposed installation to deem it appropriate. Ambiguity about how to do so has complicated the process of using permeable paving in NYC.
- **Proposal:** Revise this language to make it clear that permeable paving is always allowed.

Standard ZR language regarding paving:

“asphaltic or Portland cement concrete, or other hard-surfaced dustless material [...] However, permeable paving materials may be used in open parking areas where the Commissioner of Buildings determines that such materials are appropriate.”



## Proposal 15

# Allowing for high-performance tree pits

- **Currently:** Zoning requires street trees to be installed alongside new developments and enlargements.
- **Issue:** As drafted, the zoning text precludes the use of newer, more inventive prototypes such as “connected tree beds” and “raingardens” that have been designed and approved by DOT.
- **Proposal:** Add flexibility to the street tree requirements to allow connected tree beds, as well as substitution of one required street tree with a DEP-compliant raingarden.

LANDSCAPE: TREE BEDS

6.1.2 Connected Tree Bed

### Connected Tree Bed

A series of tree beds connected with a continuous trench in order to provide increased rooting area and stormwater detention. This is a standard treatment that will be installed and maintained by the city.

LANDSCAPE: STORMWATER MANAGEMENT PRACTICES

6.6.1 Sidewalk Stormwater Management Practices

### Sidewalk Stormwater Management Practices

The most common type of Stormwater Management Practice is typically a planted area located along the curb of a sidewalk, graded to capture stormwater, and planted with an understory of shrubs and herbaceous material, and sometimes trees. Inlet structures such as curb cuts and grates allow for stormwater from the adjacent roadway to enter the planted area and overflow to exit. Consisting of ROW Rain Gardens, Bioswales, Greenstrips, and Infiltration Basins, the city will build and maintain these practices within DEP Priority Areas; see DEP Green Infrastructure Contract Areas and MS4 Drainage Areas map.



Dean Street, Brooklyn



Lafayette Avenue, Bronx

#### Benefits

See LANDSCAPE: BENEFITS OF PLANTINGS IN THE ROW

Reduced stormwater entering sewers during storms

Can help to improve water quality in local waterways

Healthier plants and greater survival rates when appropriate plants are used

Can improve street drainage and may reduce ponding on streets and/or sidewalks

Refer to DEP's latest Procedure Governing Limited Geotechnical Investigation for Green Infrastructure Practices, available at [www.nyc.gov/html/dep/pdf/green\\_infrastructure/gh-geotech-procedure.pdf](http://www.nyc.gov/html/dep/pdf/green_infrastructure/gh-geotech-procedure.pdf). Coordinate with DEP on geotechnical results to ensure that stormwater control practices are appropriate for the proposed location.

Avoid in areas adjacent to retaining structures, structural foundations, critical infrastructure, or on roadways elevated atop a retaining wall structure; cannot be sited within 25 feet of above or below-ground MTA structures

#### TREE BED

ould be left ed to improve tree

y (areas of high-foot quant curb side er the tree-bed trench to increase soil

rtdesign.info/

225

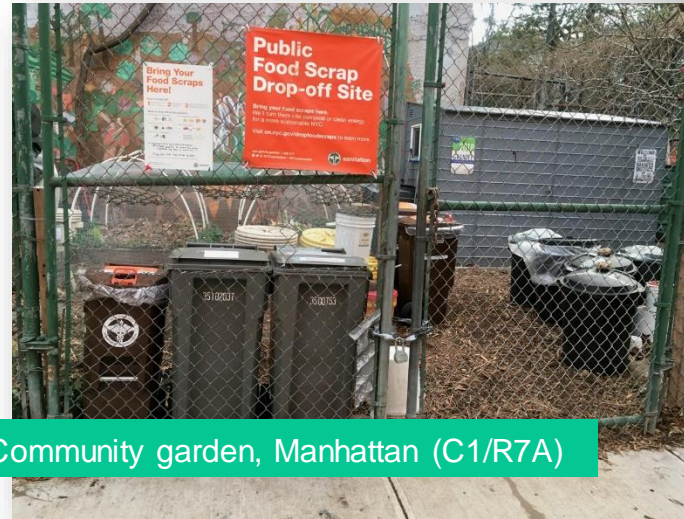
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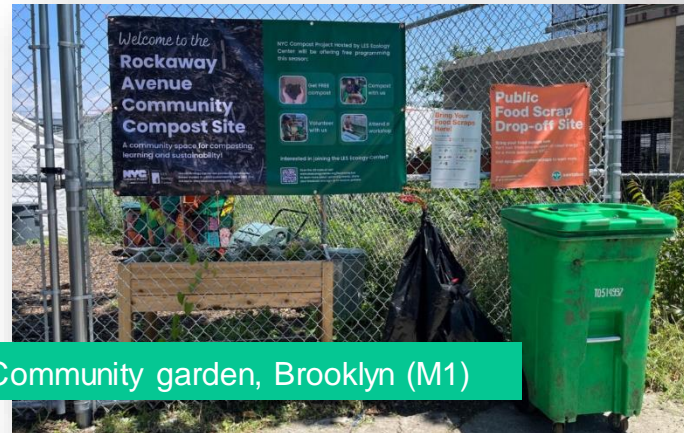
## Proposal 16

# Clarifying regulations for composting & recycling

- **Currently:** Zoning doesn't mention "composting" or "recycling" at all.
- **Issue:** This creates confusion about where composting and recycling are allowed to occur. (DSNY's only compost facility is located in a heavy M3 District on Staten Island.)
- **Proposal:** Clarify that small-scale composting can be considered an "accessory use", that neighborhood-focused compost and recycling facilities can locate in commercial storefronts, and that large-scale facilities should remain in heavy Manufacturing Districts.



Community garden, Manhattan (C1/R7A)



Community garden, Brooklyn (M1)

DSNY Facility,  
Staten Island (M3)



## Proposal 17

# Facilitating rooftop food production

- **Currently:** Zoning allows rooftop greenhouses to be added atop **non-residential buildings**, beyond maximum FAR and height limits.
- **Issue:** Even though there are a few straightforward requirements, all applicants are required to obtain a CPC certification that they've followed the rules – increasing the cost and process, and discouraging projects.
- **Proposal:** Remove the rooftop certification to enable non-residential rooftop greenhouses as-of-right. (Proposals would still be evaluated for compliance by DOB.)

## 75-01 Certification for Rooftop Greenhouses

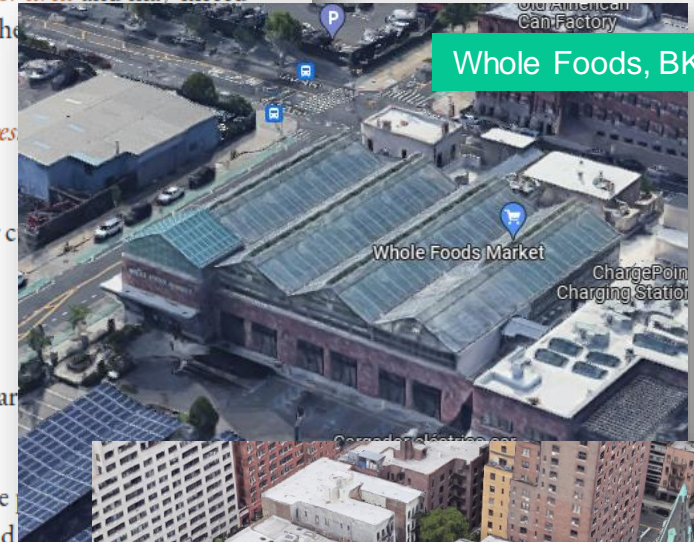
LAST AMENDED 4/30/2012

HISTORY



A rooftop greenhouse shall be excluded from the definition of *floor area* and may exceed *building* height limits, upon certification by the Chairperson of the Commission that such rooftop greenhouse:

- (a) is located on the roof of a *building* that does not contain residential sleeping accommodations;
- (b) will only be used for cultivation of plants, or primarily for community facility use, *accessory* to a *community facility use*;
- (c) is no more than 25 feet in height;
- (d) has roofs and walls consisting of at least 70 percent transparent material, as permitted pursuant to paragraph (f)(3) of this Section;
- (e) where exceeding *building* height limits, is set back from the *story* immediately below by at least six feet on all sides; and
- (f) has been represented in plans showing:
  - (1) the area and dimensions of the proposed greenhouse, the location of the existing or proposed *building* upon which the greenhouse is located, and access to and from the *building* to the greenhouse;
  - (2) that the design of the greenhouse incorporates a rainwater reuse system; and
  - (3) any portions of the greenhouse dedicated to office or storage space, to the greenhouse, which shall be limited to 20 percent of the area of the greenhouse, and shall be exempt from the transparency requirement in paragraph (d) of this Section.



Whole Foods, BK



Friends Seminary, MN

# Summary of proposal



## ENERGY

1. **Rooftop solar:** removing zoning impediments.
2. **Solar parking canopies:** remove zoning impediments to allow.
3. **Solar:** ensure standalone generation is allowed
4. **On-shore wind:** add a new tool for the CPC to consider future applications
5. **Energy storage (ESS):** add new rules to allow grid-supporting ESS in a wide range of zoning districts



## BUILDINGS

6. **Electrification retrofits:** expand rooftop and yard allowances to accommodate increased need for outdoor electrified equipment like heat pumps
7. **Building exterior retrofits:** fix rules to ensure that the widest range of exterior retrofits are allowed.
8. **Fix Zone Green:** update and improve this floor area exemption to ensure it continues to promote better-than-code performance.



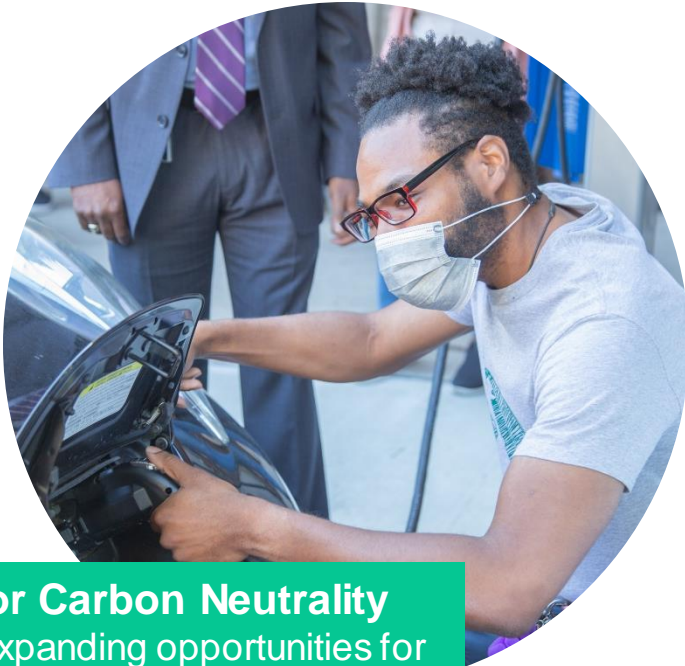
## TRANSPORTATION

9. **Vehicle charging:** expand allowance to all Commercial Districts
10. **Charge-sharing:** allow a % of residential spaces to be shared w/ the public
11. **Parking flex:** streamline car-sharing, car rental, and commercial parking rules
12. **Automated parking:** expand rules to encourage more automated facilities
13. **Bike parking:** add rules for storage and charging



## WASTE & WATER

14. **Porous paving:** clarify language to ensure permeable paving is allowed.
15. **Street Trees:** update rules to accommodate new raingarden prototypes
16. **Organics:** add new use regulations clarifying when composting and recycling are allowed.
17. **Rooftop greenhouses:** simplify the process to allow them as-of-right



**for Carbon Neutrality**  
Expanding opportunities for  
decarbonization projects

### Stay in touch!

Email the project team at  
**[CarbonNeutrality@planning.nyc.gov](mailto:CarbonNeutrality@planning.nyc.gov)**  
with questions, concerns, and to be signed  
up for email alerts on this project.



*Approximate schedule of public review, for illustrative purposes only*



# Q&A