

HOUSING NEW YORK: Zoning for Quality and Affordability

COMMUNITY DISTRICT PROFILE

Bronx CD 6

Basic Residential height changes

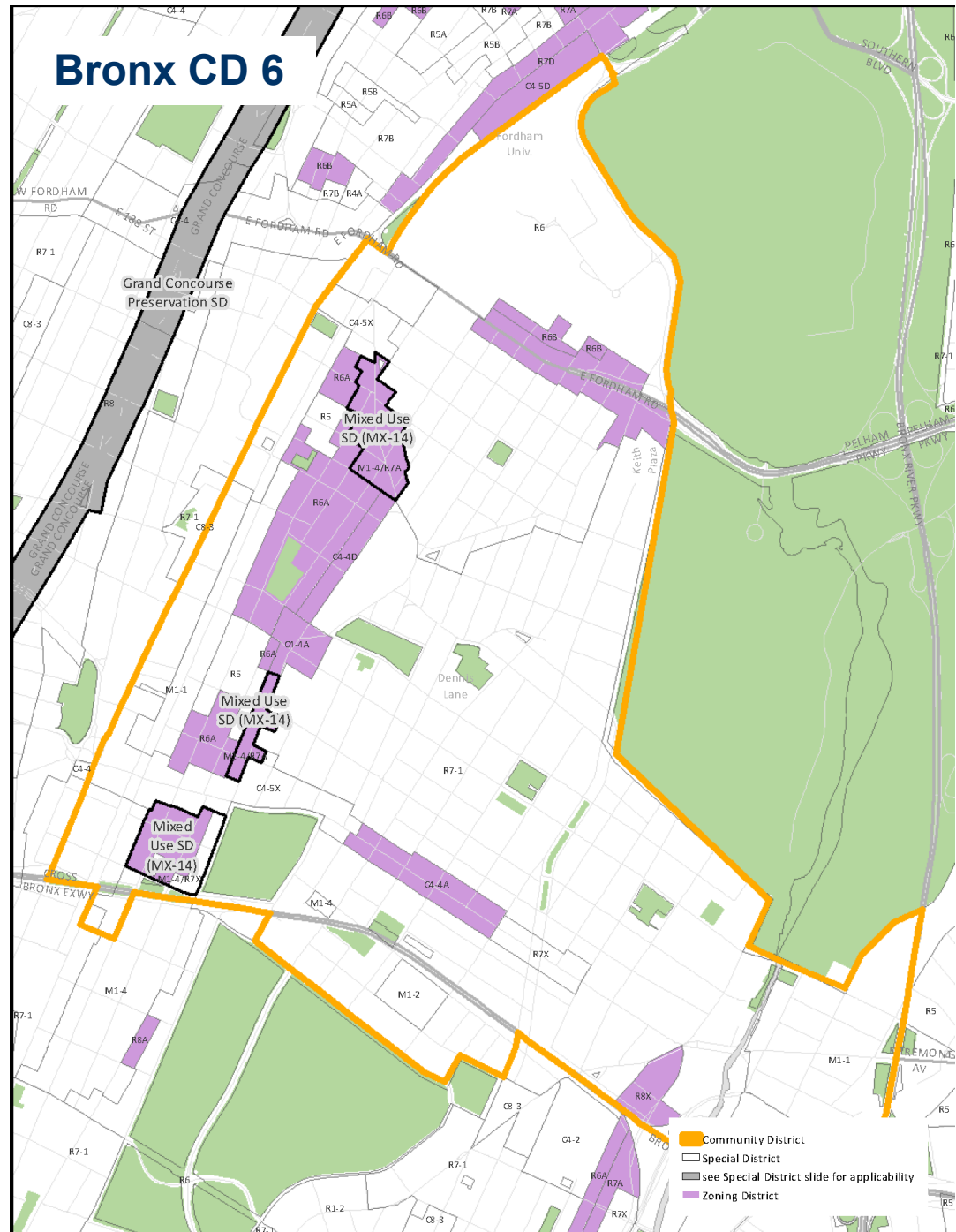
PURPOSE: In many instances, changing regulations and building practices have made it difficult to fit floor area already permitted today within existing building envelopes. Current regulations limit design flexibility and can result in buildings that lack the variation and texture of older apartment 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 better accommodate the floor area already permitted today and allow better design, maximum heights would be updated in the contextual districts shaded on the map.

Residential Equivalent	Zoning District	Existing Max Height	Basic Modifications	
			Basic Proposed Stories	Basic Height Difference
R6A	R6A	70'	75' (7)	5'
R6B	R6B	50'	55' (5)	5'
R7A	C4-4A	80'	85' (8)	5'
	M1-4/R7A	80'	85' (8)	5'
R7D	C4-5D	100'	105' (10)	5'
R8A	C4-4D	120'	125' (12)	5'
R8X	R8X	150'	155' (15)	5'



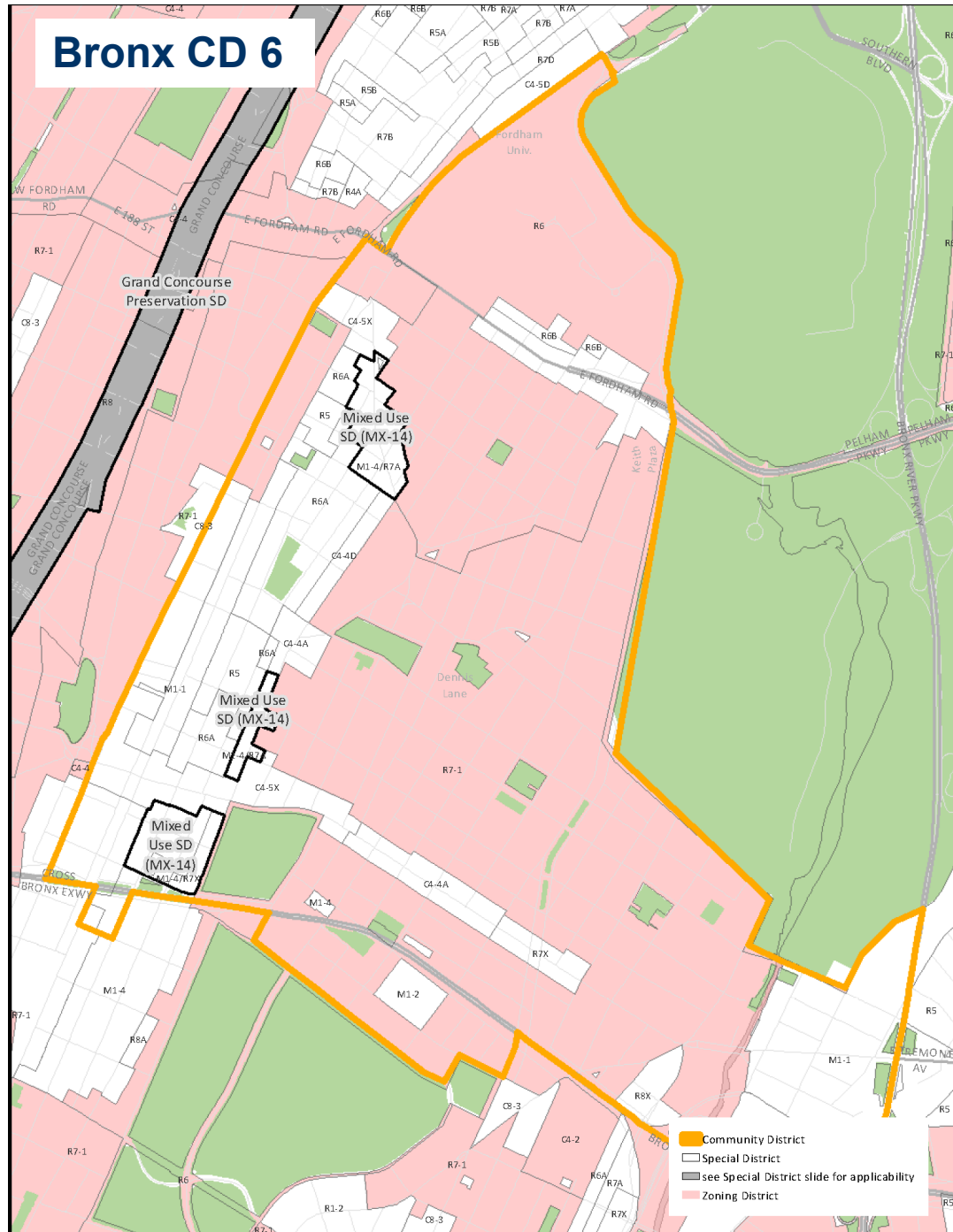
Non-Contextual Districts: Basic Residential changes

- 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
R6 (wide)	R6	70'	75' (7)	5'
R7-1 (wide)	R7-1	80'	85' (8)	5'
R7-2 (wide)	C4-4	80'	85' (8)	5'

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



Inclusionary Housing height changes

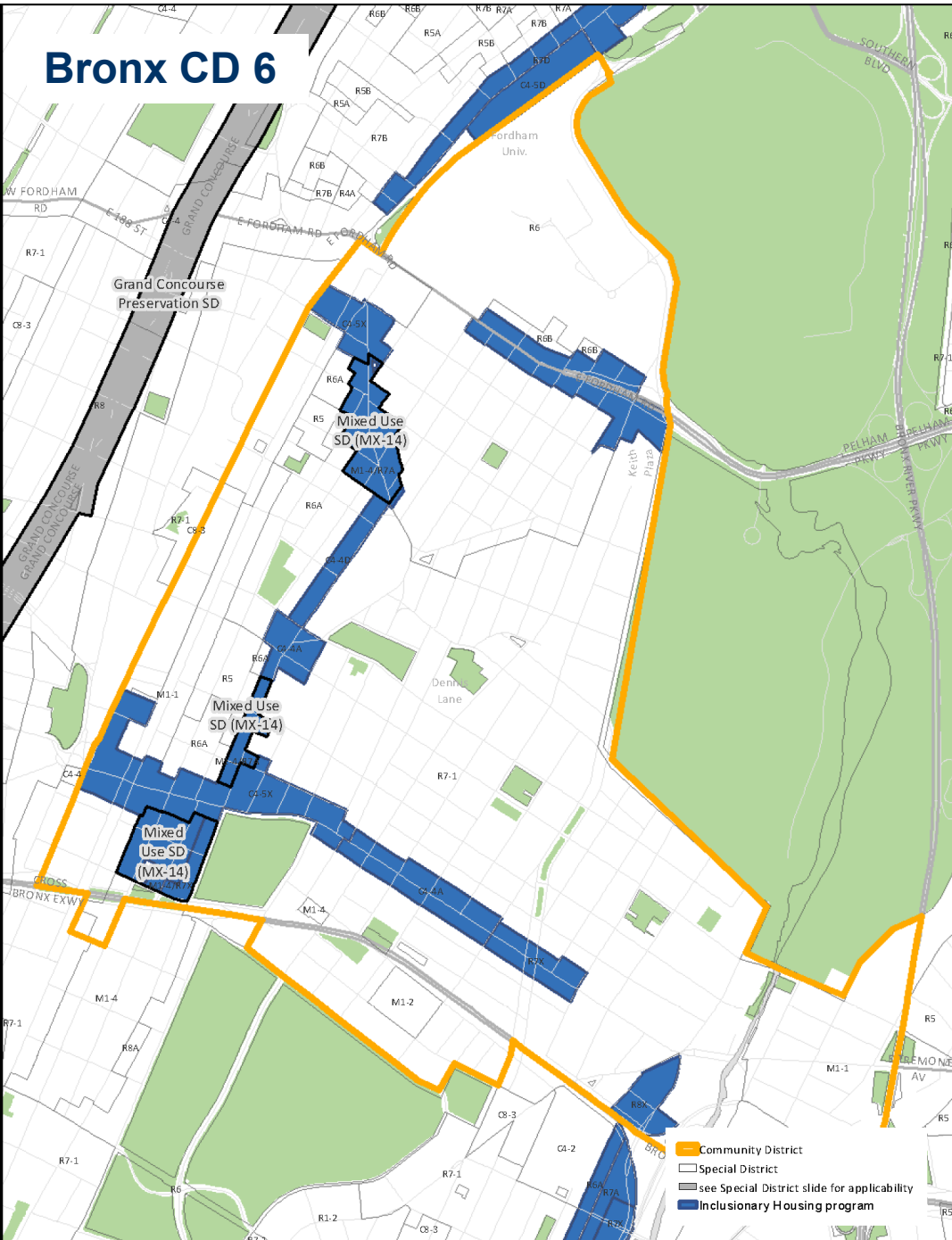
PURPOSE: Affordable and senior housing developments have found it especially difficult to fit permitted floor area in existing envelopes. Where zoning allows additional floor area for affordable or senior housing, the proposal will provide flexibility to fit all permitted floor area without compromising 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	
Res. Equiv.	Zoning District	Existing Max Height	IH Base Modification Stories	IH Proposed Stories	IH Height Difference
R7A	C4-4A	80'	85' (8)	105' (10)	20' (2)
	M1-4/R7A	80'	85' (8)	105' (10)	20' (2)
R7D	C4-5D	100'	105' (10)	125' (12)	20' (2)
R8A	C4-4D	120'	125' (12)	145' (14)	20' (2)
R8X	R8X	150'	155' (15)	175' (17)	20' (2)



■ Community District
 Special District
 see Special District slide for applicability
 Inclusionary Housing program

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.

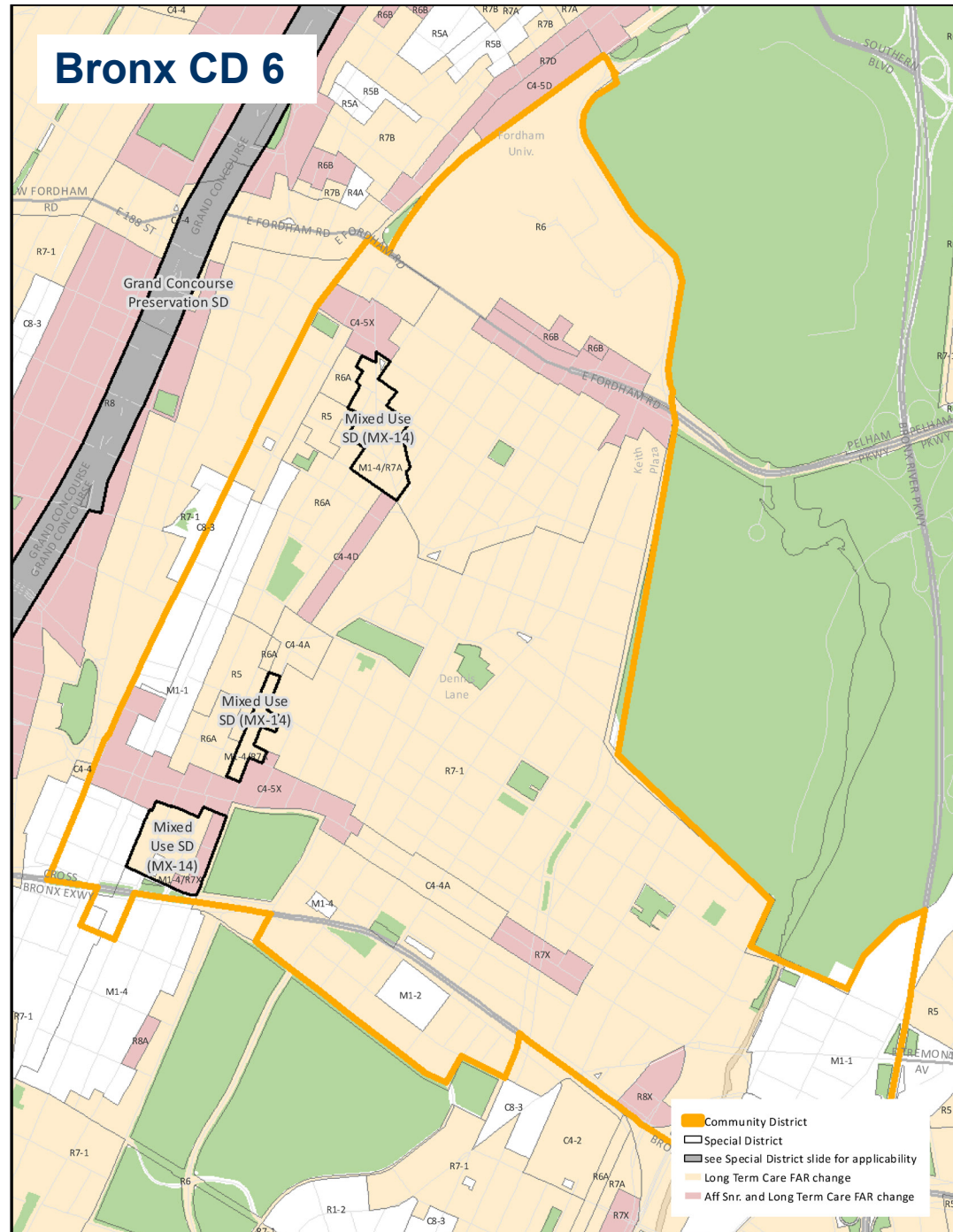
APPLICABILITY: Affordable Independent Residences for Seniors (AIRS) and Long Term Care Facilities (LTCF) in R3-R10 zoning districts and their commercial district equivalents.

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.

Residential Equivalent	Zoning District	Existing nonprofit residences for the elderly (FAR)	Existing Nursing Home and Health Related Facilities (FAR)	PROPOSED
				Proposed Affordable Independent Residences for Seniors and Long Term Care (FAR)
R5	R5	1.95	1.27	1.95
R6	R6	3.9	2.43	3.9
R6A	R6A	3.9	3	3.9
R6B	R6B	2	2	2.2
R7	C4-4	5.01	3.44	5.01
	R7-1	5.01	3.44	5.01
R7A	C4-4A	5.01	4	5.01
	M1-4/R7A	5.01	4	5.01
R7D	C4-5D	5.01	4.2	5.6
R7X	C4-5X	5.01	5	6
	M1-4/R7X	5.01	5	6
	R7X	5.01	5	6
R8A	C4-4D	6.02	6.02	7.2
R8X	R8X	6.02	6.02	7.2

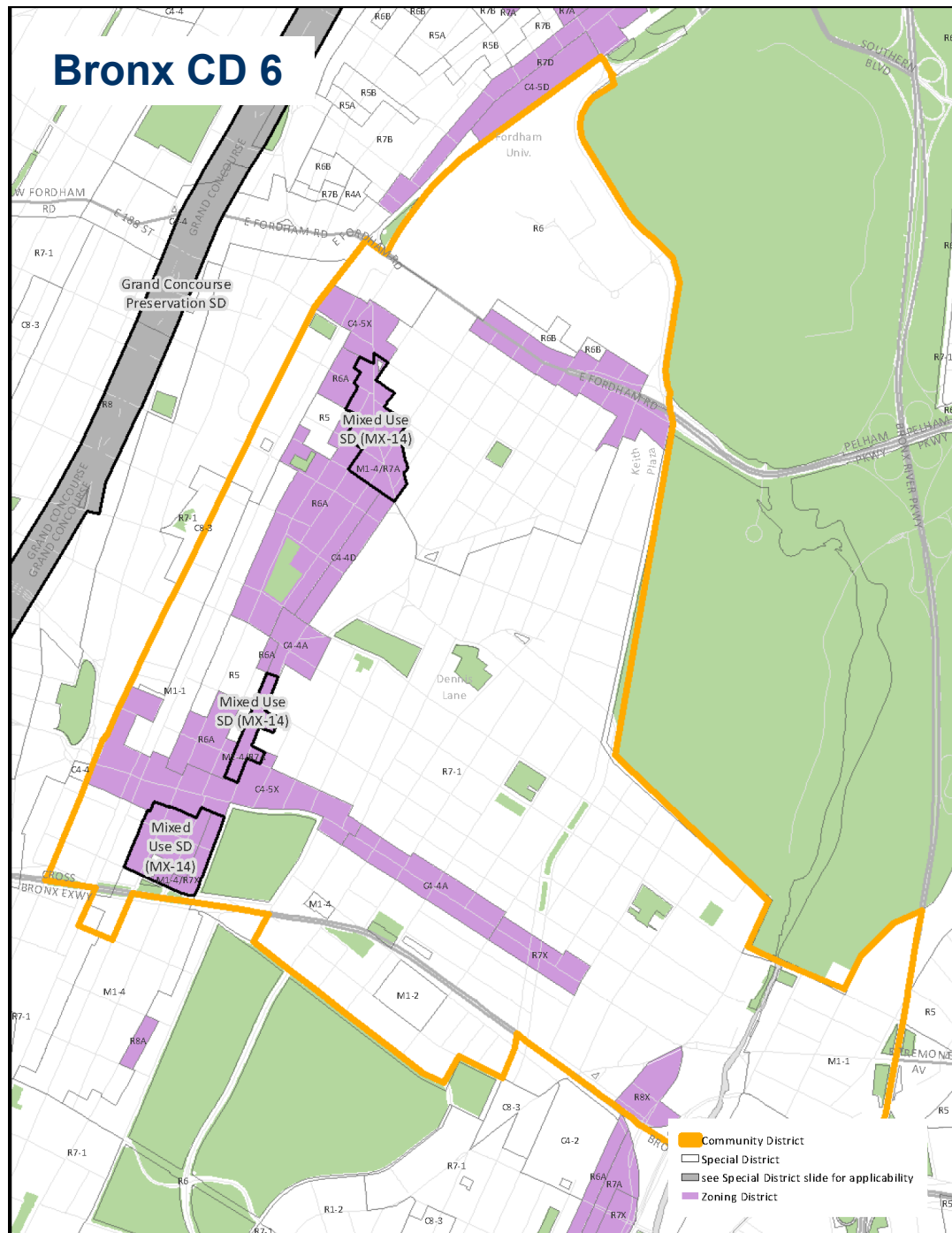
Bronx CD 6



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.

Res. Equiv.	Zoning District	Existing Height (stories)	Senior Modifications	
			AIRS and LTCF Proposed (Stories)	AIRS and LTCF Height Difference
R6A	R6A	75' (7)	85' (8)	10' (1)
R7A	C4-4A	85' (8)	105' (10)	20' (2)
	M1-4/R7A	85' (8)	105' (10)	20' (2)
R7D	C4-5D	105' (10)	125' (12)	20' (2)
R7X	C4-5X	125' (12)	145' (14)	20' (2)
	M1-4/R7X	125' (12)	145' (14)	20' (2)
	R7X	125' (12)	145' (14)	20' (2)
R8A	C4-4D	125' (12)	145' (14)	20' (2)
R8X	R8X	155' (15)	175' (17)	20' (2)



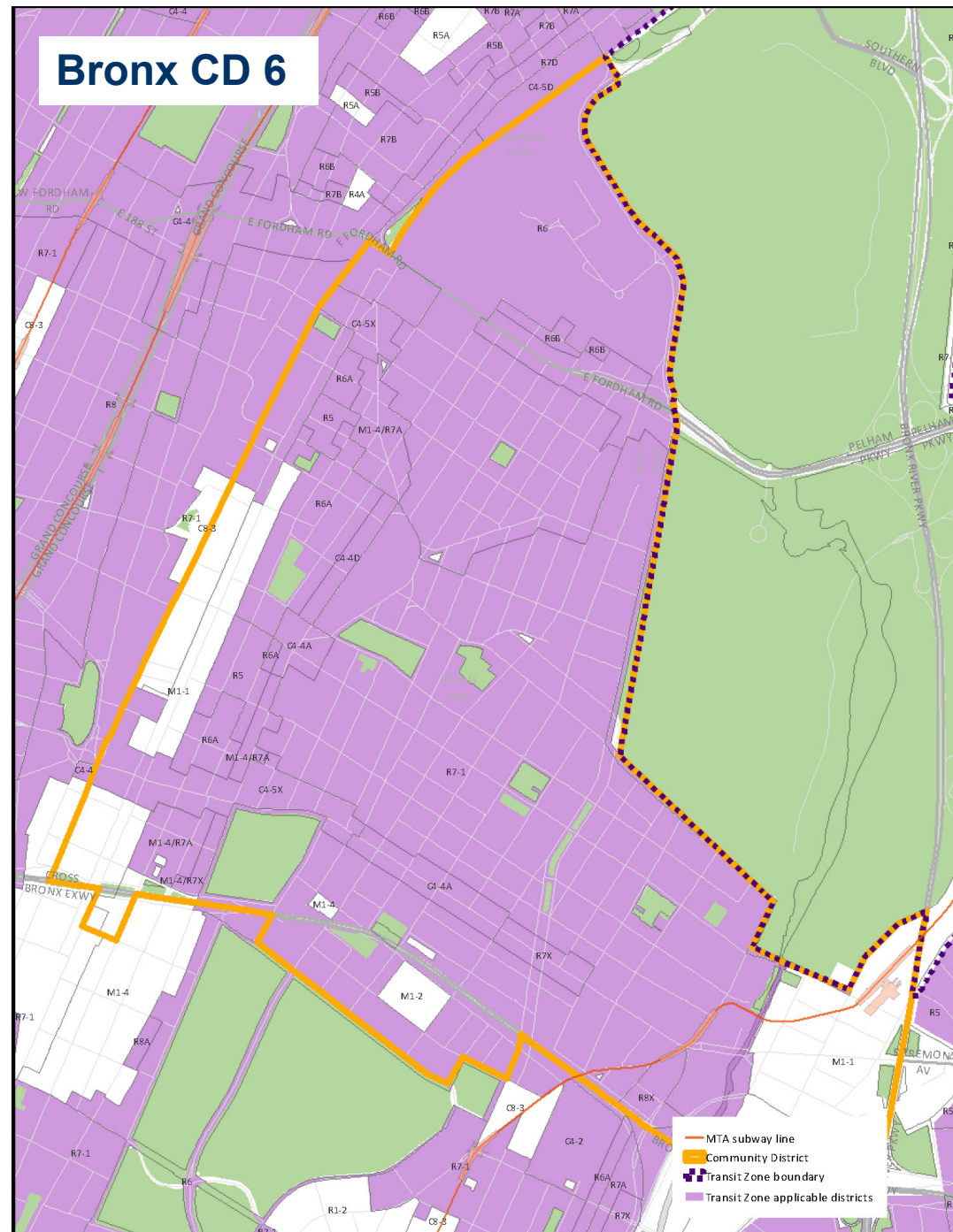
Transit Zone parking changes

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

- All multifamily residential zoning districts in Bronx CD6 are included in the proposed Transit Zone.
- To encourage senior and affordable housing, parking requirements would be eliminated for new affordable and senior units in the Transit Zone shaded on the map.
- Outside the Transit Zone, parking requirements for new senior and affordable housing will be simplified and in some cases reduced.



Zoning Special Districts

PURPOSE: Where appropriate, the proposal will modify regulations in special zoning districts 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

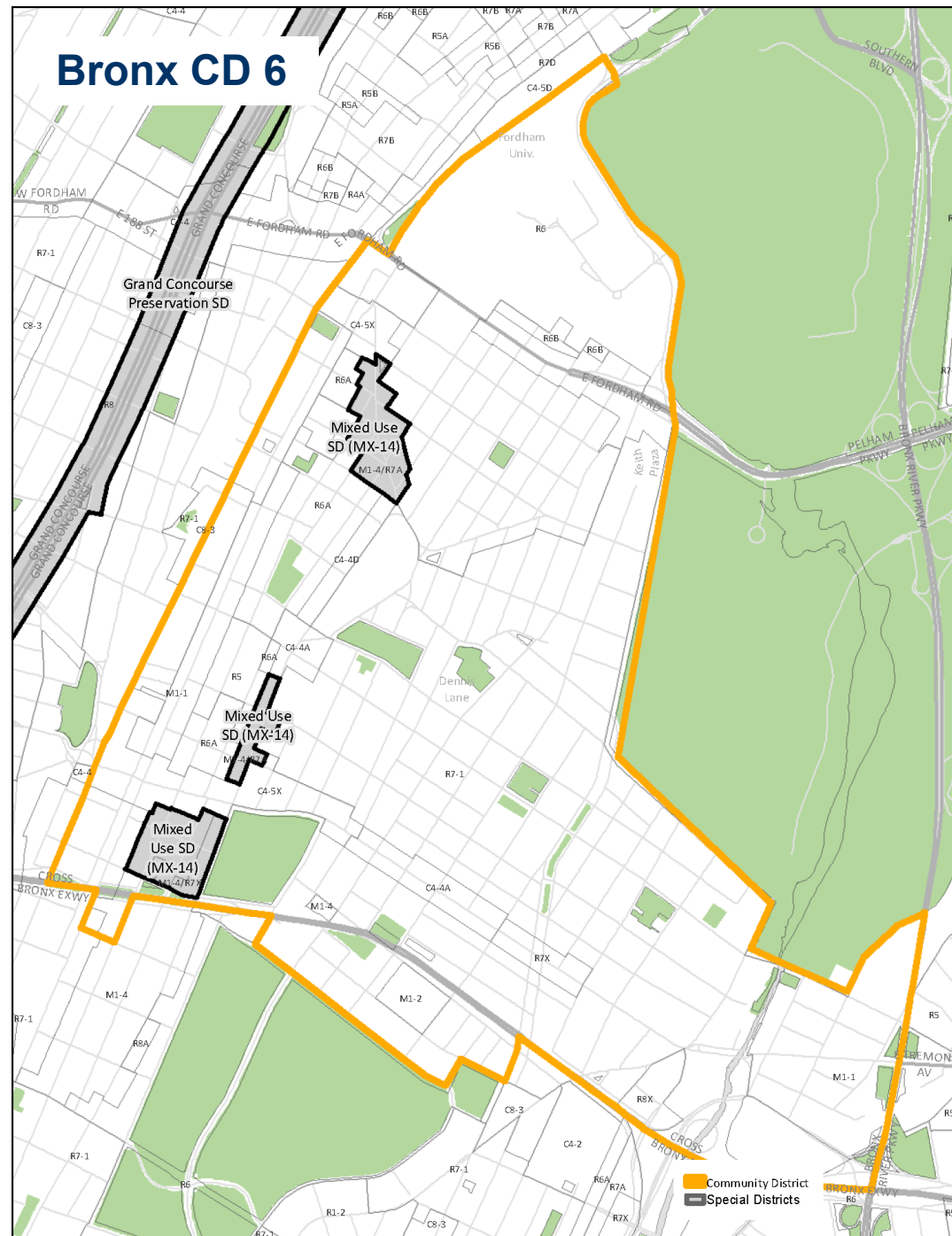
Zoning Special Districts

The **Mixed Use Special District** is intended to enhance the vitality of existing neighborhoods with mixed residential and industrial uses in close proximity and create expanded opportunities in for new mixed-use communities. The district includes special regulations for use, bulk and urban design. ZQA proposes the following changes:

- 123-21 (and other sections) – updates definitions for non-profit residences for the elderly and nursing homes to bring in line with rules Citywide for affordable senior housing and long-term care facilities.
- ZR 123-31 – corrects use location provisions to bring in line with underlying regulations that allow residential and community facility uses on the same floor
- ZR 123-32 – updates the requirement for noise attenuation to establish a mechanism for property owners to modify the existing requirement similar to the process for (E) designations.
- ZR 123-63 – removes the special corner lot coverage rules for buildings to bring in line with rules Citywide.
- ZR 123-662 (b) – updates the base and maximum heights to reflect proposed changes to underlying contextual districts.

All other regulations in the special district would be unchanged. ZQAs general changes to the underlying regulations are not modified by the Special District and 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)
- Parking requirements for affordable housing and affordable senior housing



Other Reference Maps

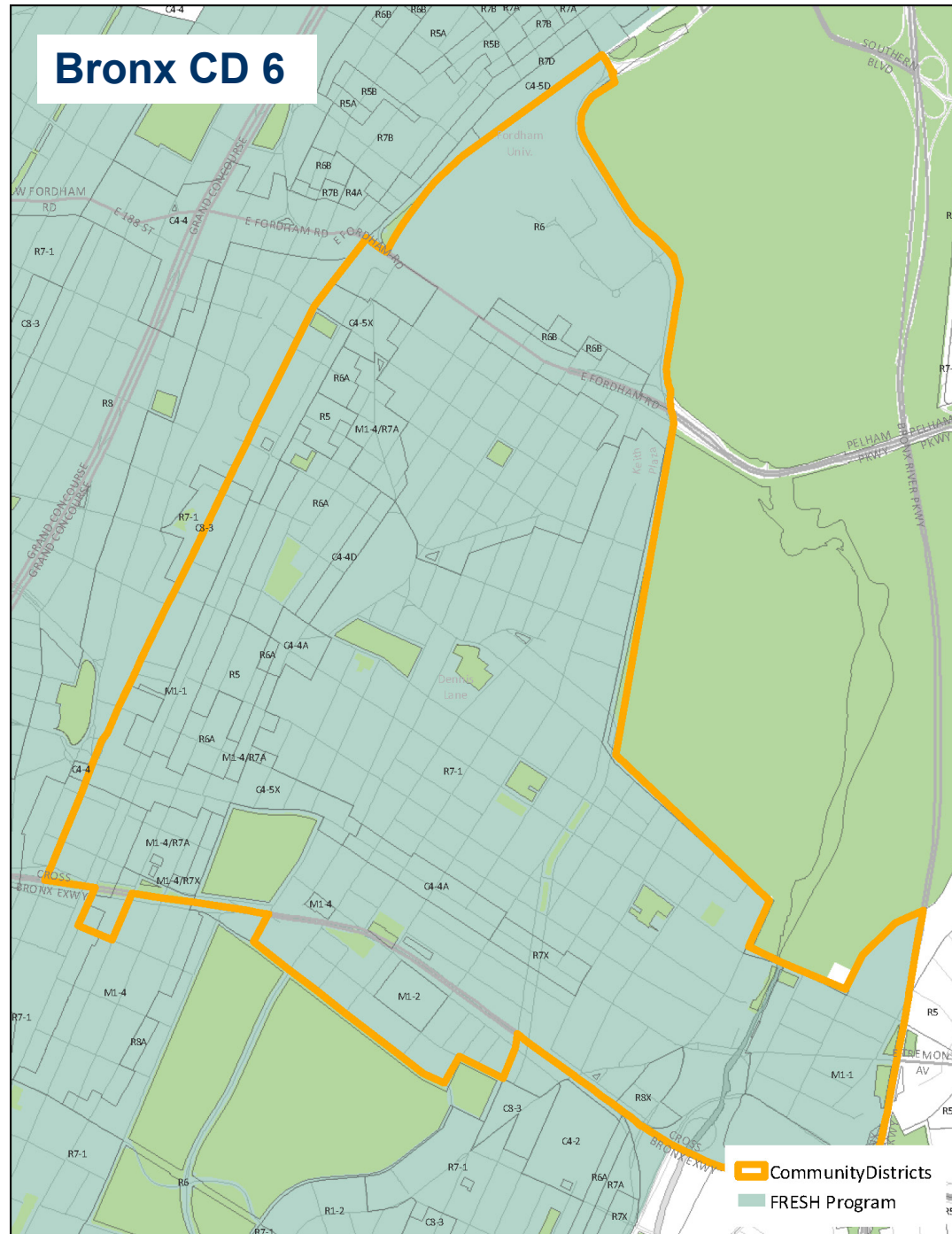
For informational purposes we are providing reference maps for other areas in this Community District.

Special Areas

FRESH Zoning Incentive Program

- The proposal will harmonize ground-floor transparency requirements with citywide rules. As is the case today, the CPC authorization for additional height for FRESH developments will be added to underlying district maximums.

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Special Areas

FEMA Flood Zones

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

