

HOUSING NEW YORK: Zoning for Quality and Affordability

COMMUNITY DISTRICT PROFILE

Manhattan CD 12

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

Applicability: Manhattan CD 12

- **Basic Residential Height Changes**
 - Non-Contextual
- **Senior Housing FAR and Height Changes**
 - Non-Contextual
- **Parking Changes**
 - Transit Zone
- **Zoning Special Areas**
- **Other Reference Maps**
 - Historic Districts
 - FRESH Program
 - Flood Zone



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.

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
R7-2 (narrow)	R7-2	75'	75' (7)	0'
R7-2 (wide)	R7-2	80'	85' (8)	5'
R8 (narrow)	C6-2	105'	125' (12)	20'
	R8	105'	125' (12)	20'
R8 (wide)	C6-2	120'	145' (14)	25'
	R8	120'	145' (14)	25'

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

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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.

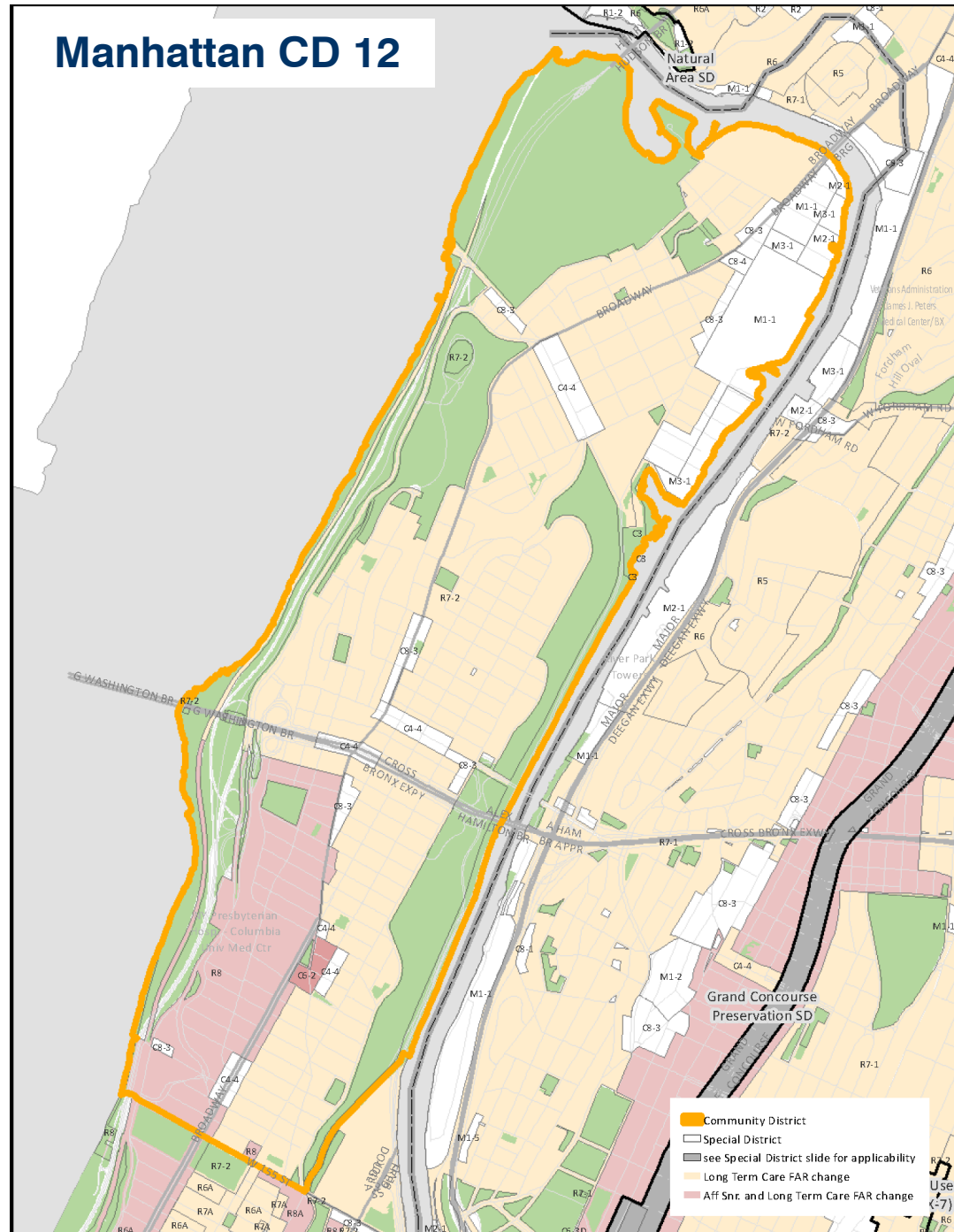
APPLICABILITY: Affordable Independent Residences for Seniors (AIRS) and Long Term Care Facilities (LTCF) in R3-R10 zoning districts and their commercial district equivalents.

Affordable Senior Housing and Long Term Care Floor Area

- In order to match Inclusionary Housing floor area, maximum floor area would be updated for certain types of affordable senior housing 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	C6-2	6.02	6.02	7.2
	R8	6.02	6.02	7.2

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Transit Zone parking changes

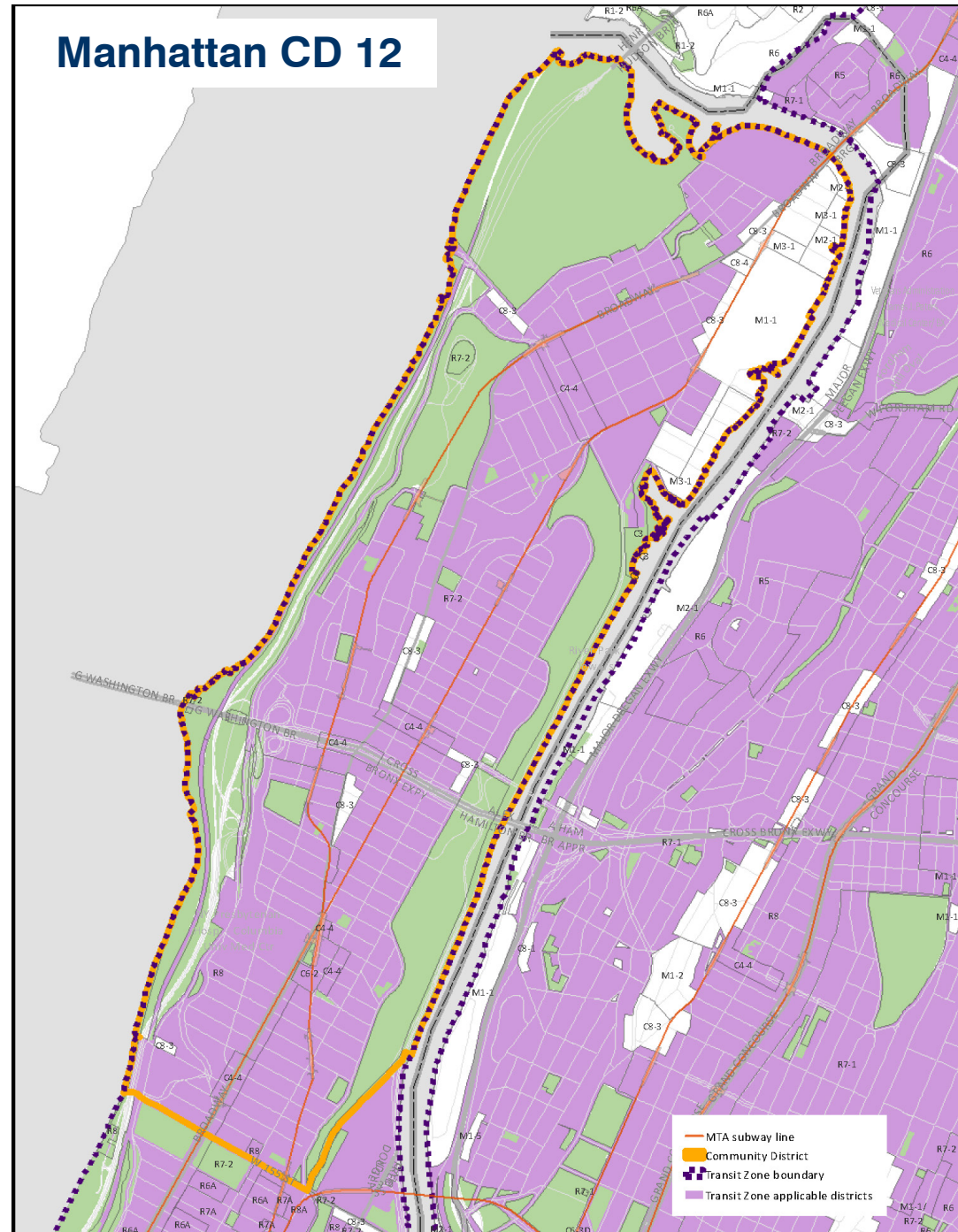
PURPOSE: The cost of providing off-street parking can hamper the production of affordable housing. In transit-accessible neighborhoods, low-income households own many fewer cars, and often don't use the parking that has been provided. The proposal eliminates or reduces parking requirements for a range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

- All of Manhattan CD12 is included in the proposed Transit Zone.
- To encourage senior and affordable housing, unnecessary and costly 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.

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Zoning Special 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: Waterfront Areas

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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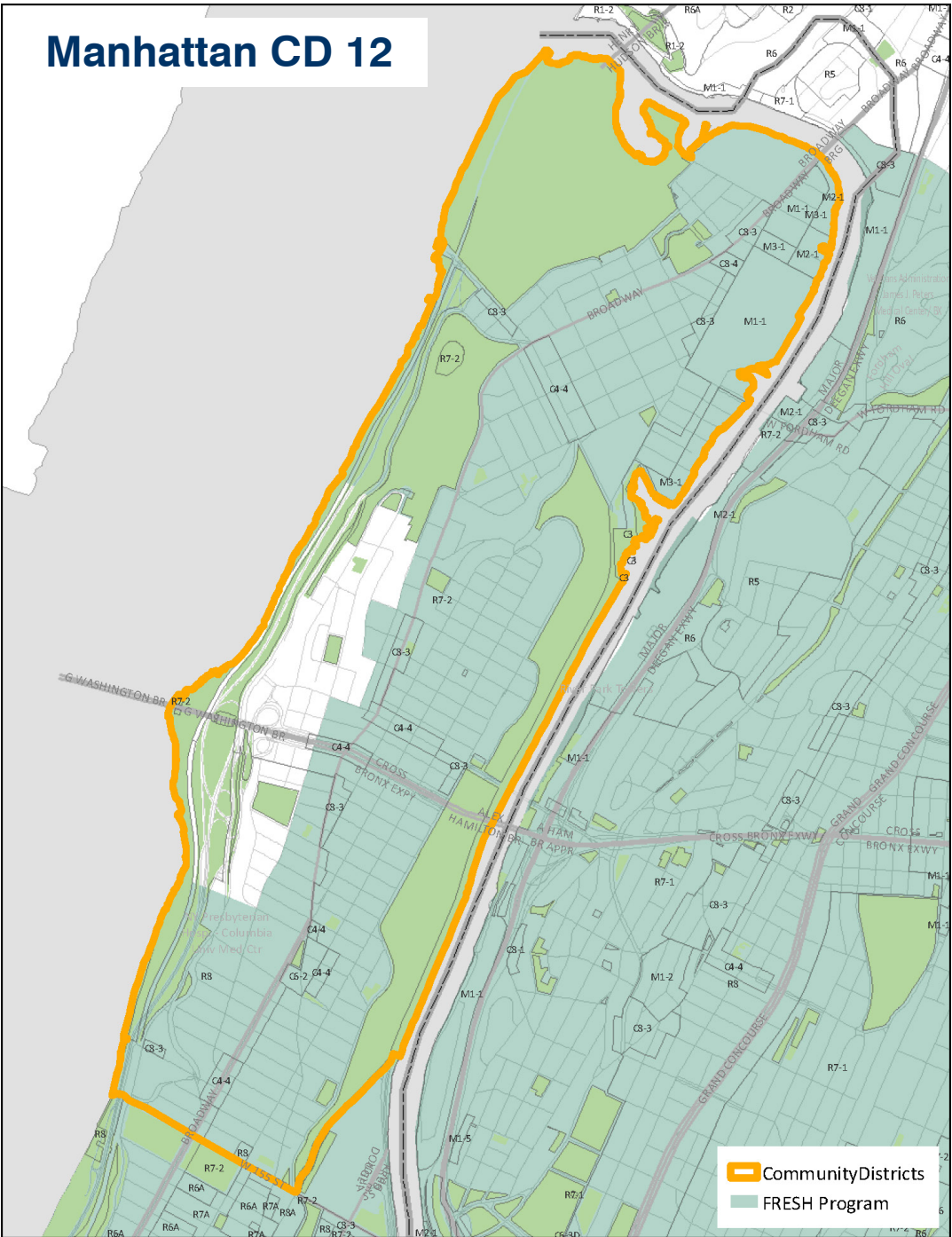


Special Areas

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 Zone

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

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Community Districts
100-year Flood Zone