

HOUSING NEW YORK: Zoning for Quality and Affordability

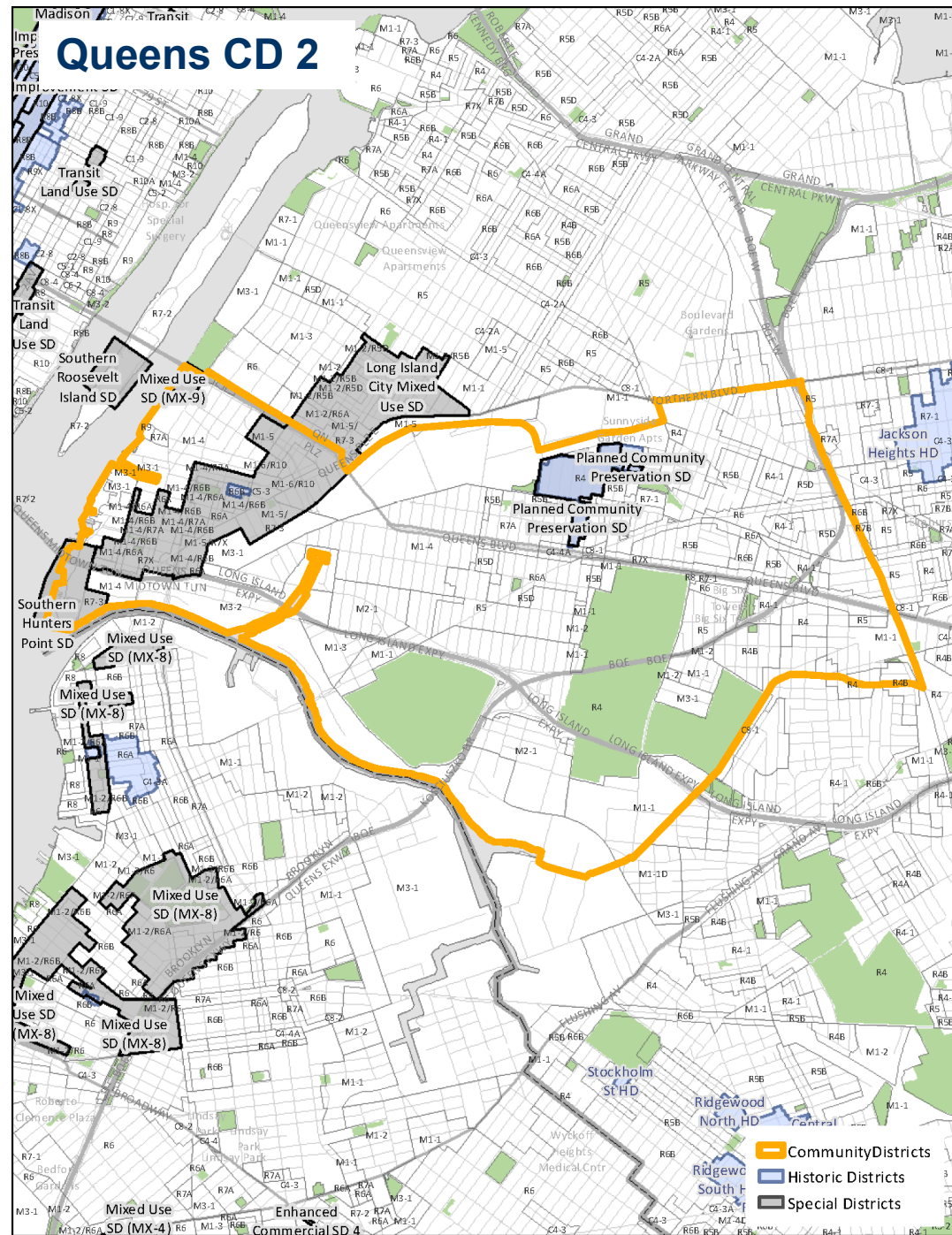
COMMUNITY DISTRICT PROFILE

Queens CD 2

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

Applicability in Queens CD 2

- **Basic Residential Height Changes**
 - Contextual
 - Non-Contextual
- **Inclusionary Housing Height Changes**
- **Senior Housing FAR and Height Changes**
 - Contextual
 - Non-Contextual
- **Parking Changes**
 - Transit Zone
- **Zoning Special Districts and Areas**
- **Other Reference Maps**
 - Historic Districts
 - FEMA 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 for minor increases in height to encourage housing production and increase design flexibility.

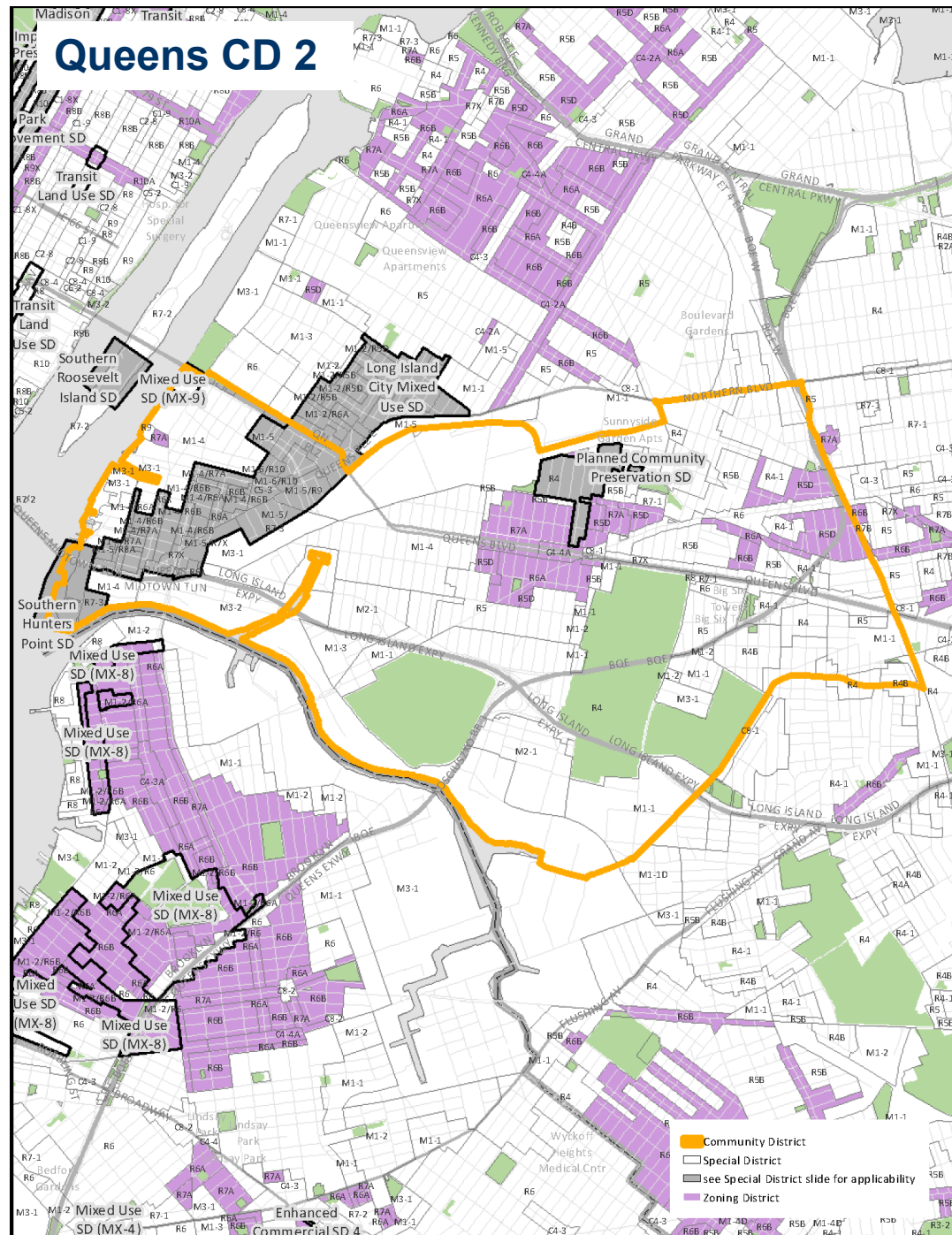
APPLICABILITY: Residential development in moderate and high density zoning districts and their commercial district equivalents.

Contextual Districts: Basic Residential changes

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

Res. Equiv.	Zoning District	Existing Max Height	Basic Modifications	
			Basic Proposed (Stories)	Basic Height Difference
R5D	R5D	40'	45' (4)	5'
R6A	R6A	70'	75' (7)	5'
R6B	R6B	50'	55' (5)	5'
R7A	C4-4A	80'	85' (8)	5'
R7A	R7A	80'	85' (8)	5'

Queens CD 2



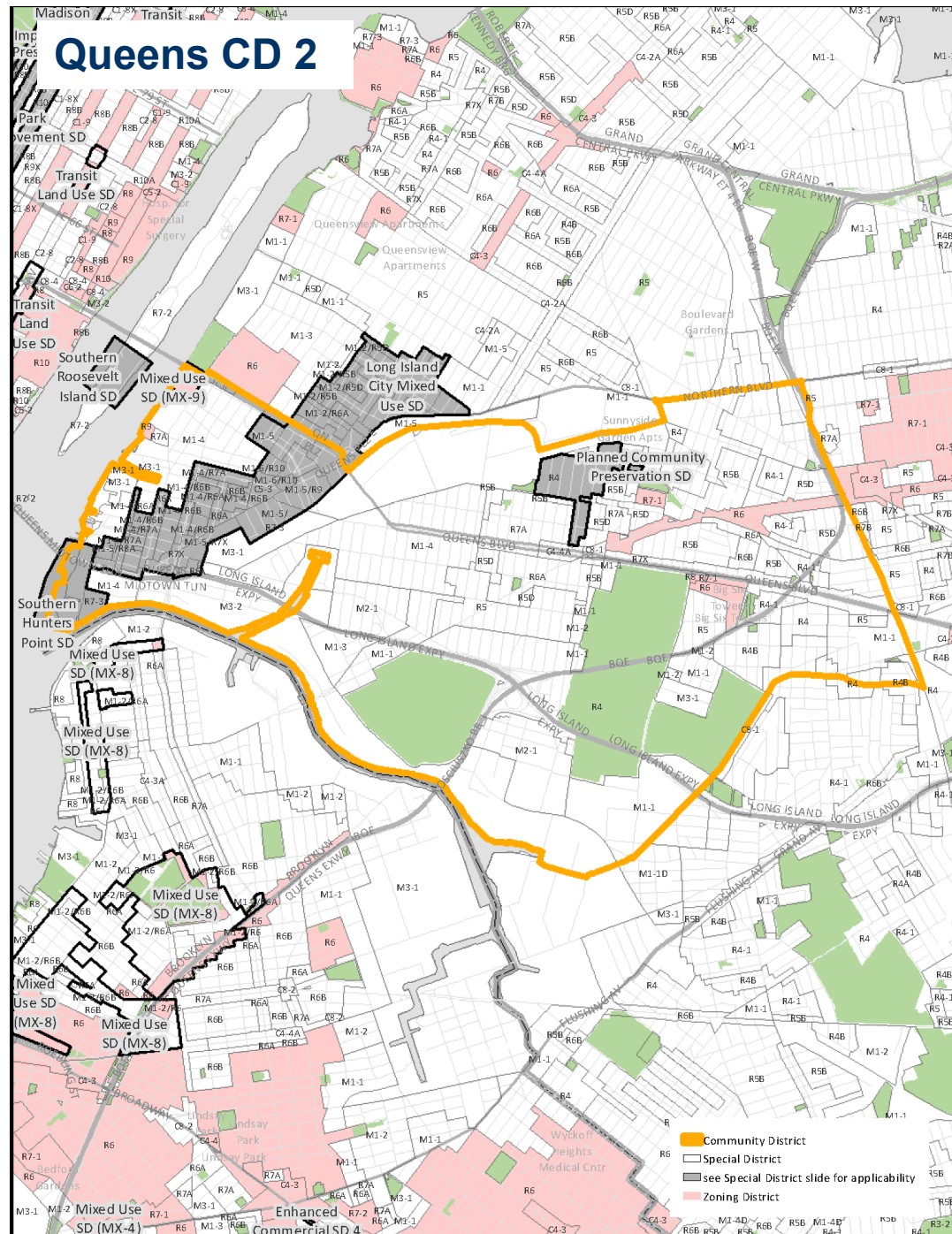
Non-Contextual Districts: Basic Residential changes

- 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.

Res. Equiv.	Zoning District	Existing Max Height	Basic Residential Modifications	
			Basic Proposed (Stories)	Basic Height Difference
R6 (wide)	R6	70'	75' (7)	5'
R7-1 (wide)	R7-1	80'	85' (8)	5'
R10 (narrow)	M1-5/R10	185'	195' (19)	10'
R10 (wide)	M1-5/R10	210'	215' (21)	5'
R8 (narrow)	R8	105'	125' (12)	20'
R8 (wide)	R8	120'	145' (14)	25'
R9 (narrow)	R9	135'	145' (14)	10'
R9 (wide)	R9	145'	155' (15)	10'

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

Queens CD 2



■ Community District
 Special District
 see Special District slide for applicability
 Zoning District

Inclusionary Housing height changes

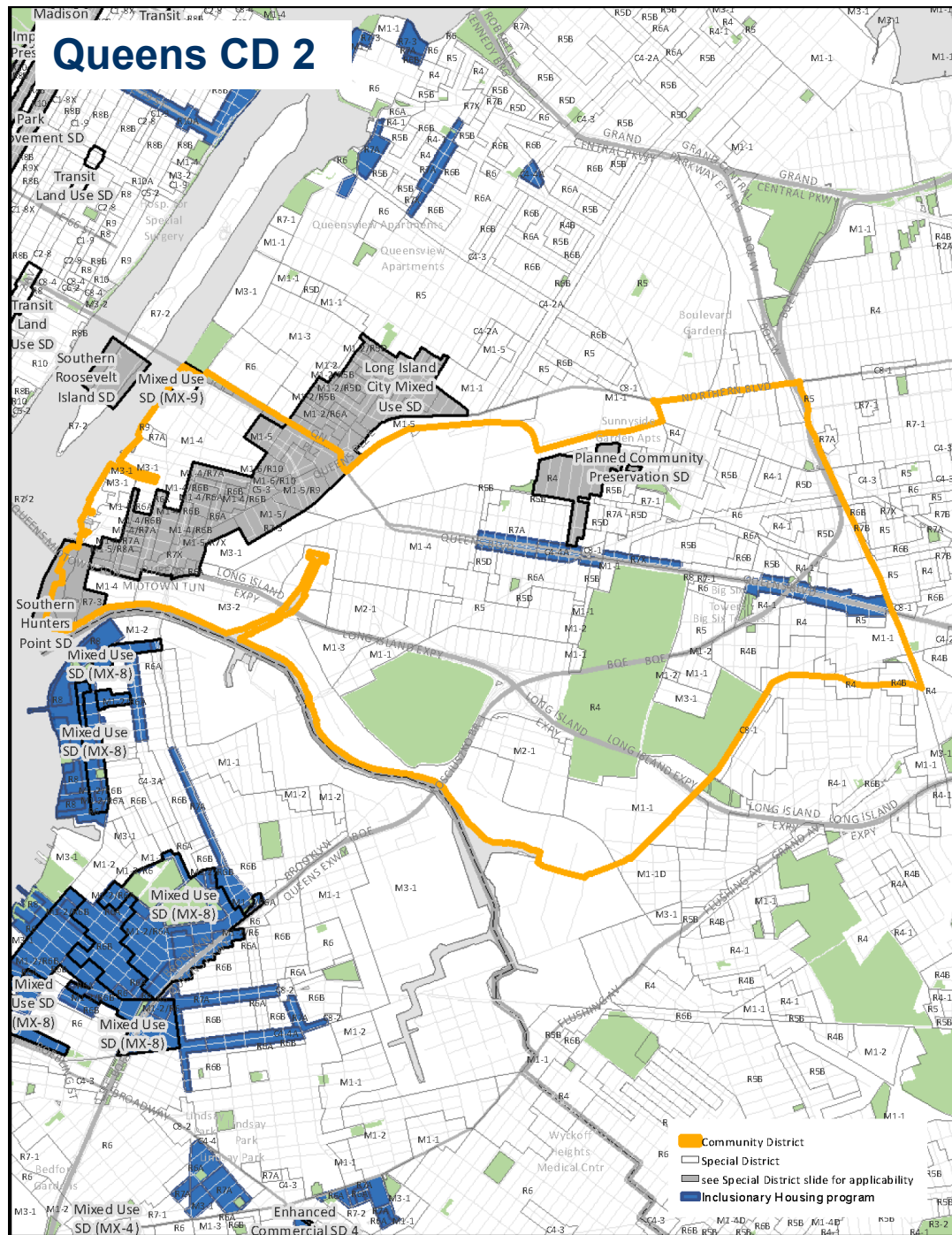
PURPOSE: Affordable and senior housing developers have found it especially difficult to fit permitted floor area within existing envelopes. Where zoning allows additional floor area for affordable or senior housing, the proposal will provide flexibility to fit all permitted floor area within the building envelope 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 within the building envelope without sacrificing design quality, maximum heights would be updated in the shaded Inclusionary Housing Areas.

		Inclusionary Modifications		
Res. Equiv.	Zoning District	Existing Base Height (stories)	IH Proposed (Stories)	IH Height Difference
R7A	C4-4A	85' (8)	105' (10)	20' (2)
R7A	R7A	85' (8)	105' (10)	20' (2)
R7X	R7X	125' (12)	145' (14)	20' (2)



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 wider variety of residential options for older New Yorkers.

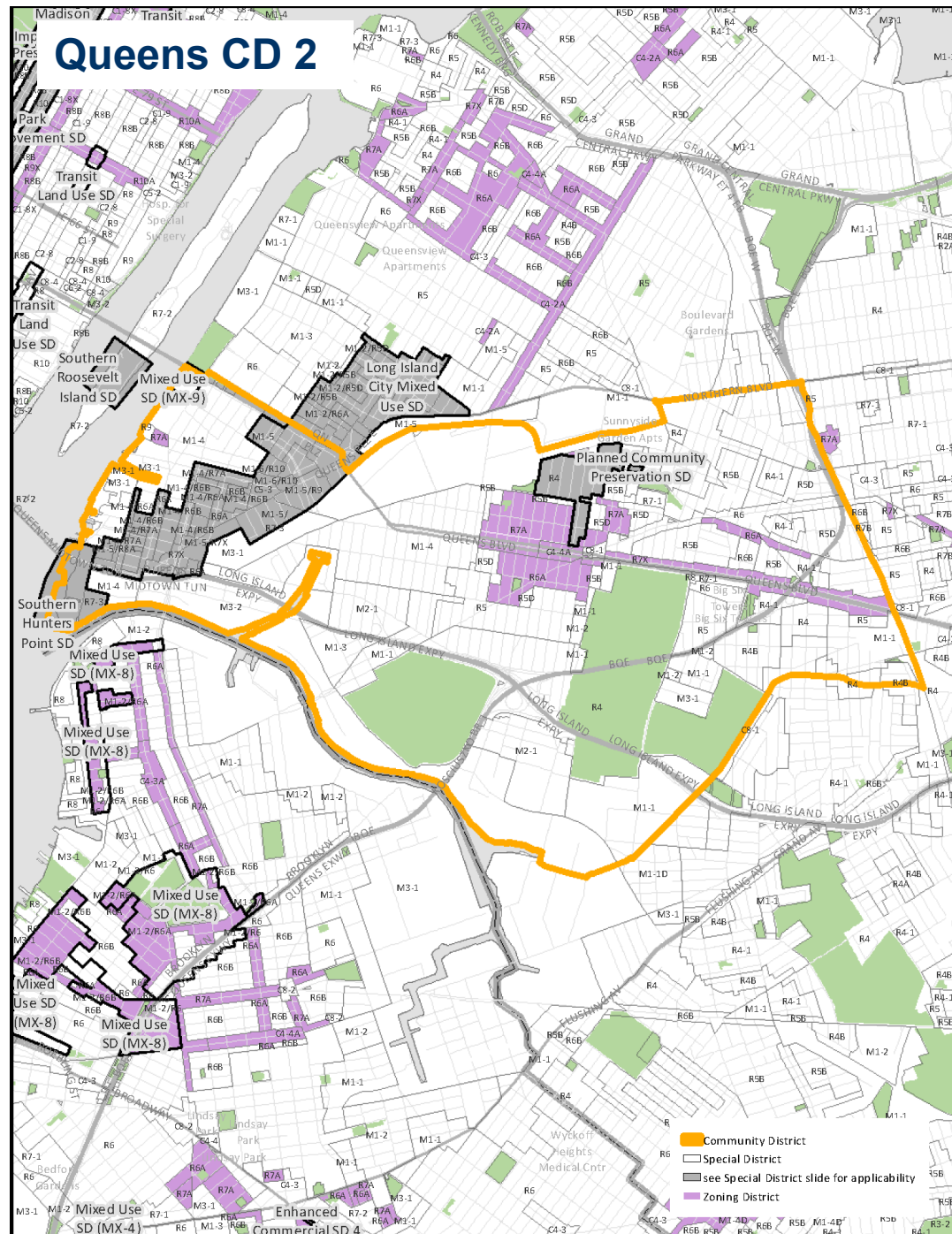
APPLICABILITY: Affordable Independent Residences for Seniors (AIRS) and Long Term Care Facilities (LTCF) in R3-R10 zoning districts and their commercial district equivalents.

Affordable Senior Housing and Long Term Care: Contextual districts

- To better accommodate permitted floor area, maximum building 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)
R7-A	R7A	85' (8)	105' (10)	20' (2)
R7X	R7X	125' (12)	145' (14)	20' (2)

Queens CD 2



Transit Zone parking changes

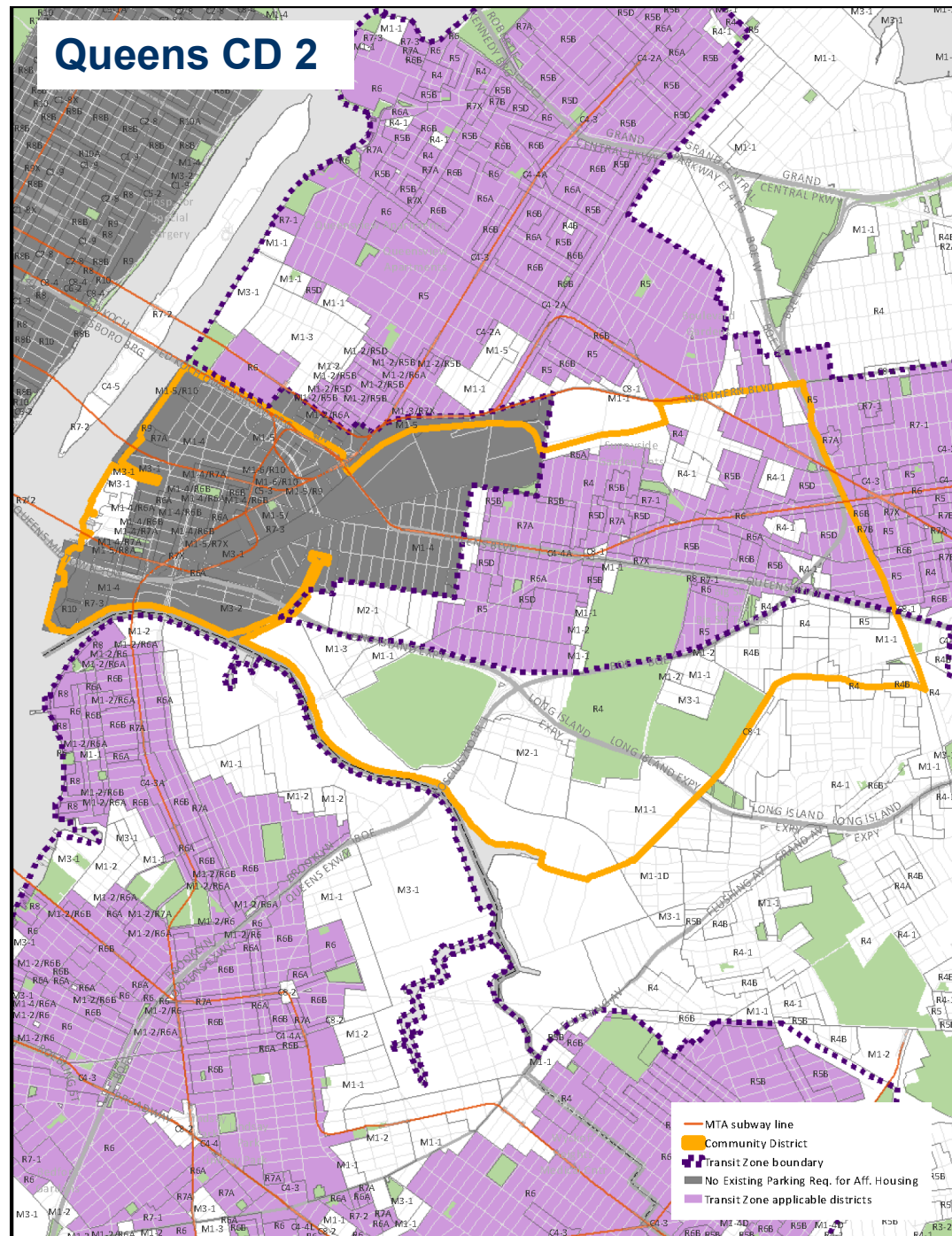
PURPOSE: The cost of providing off-street parking can hamper the production of affordable housing. In transit-accessible neighborhoods, low-income households own many fewer cars, and often don't use the parking that has been provided. The proposal eliminates or reduces parking requirements for a range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

- To encourage senior and affordable housing, parking requirements would be eliminated for new affordable and senior units in the Transit Zone area shaded on the map.
- Outside the Transit Zone, parking requirements for new senior and affordable housing will be simplified and in some cases reduced.
- Portions of Queens CD2 are located in the proposed Transit Zone
- Portions of Queens CD2 do not currently have a parking requirement.

Queens CD 2



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

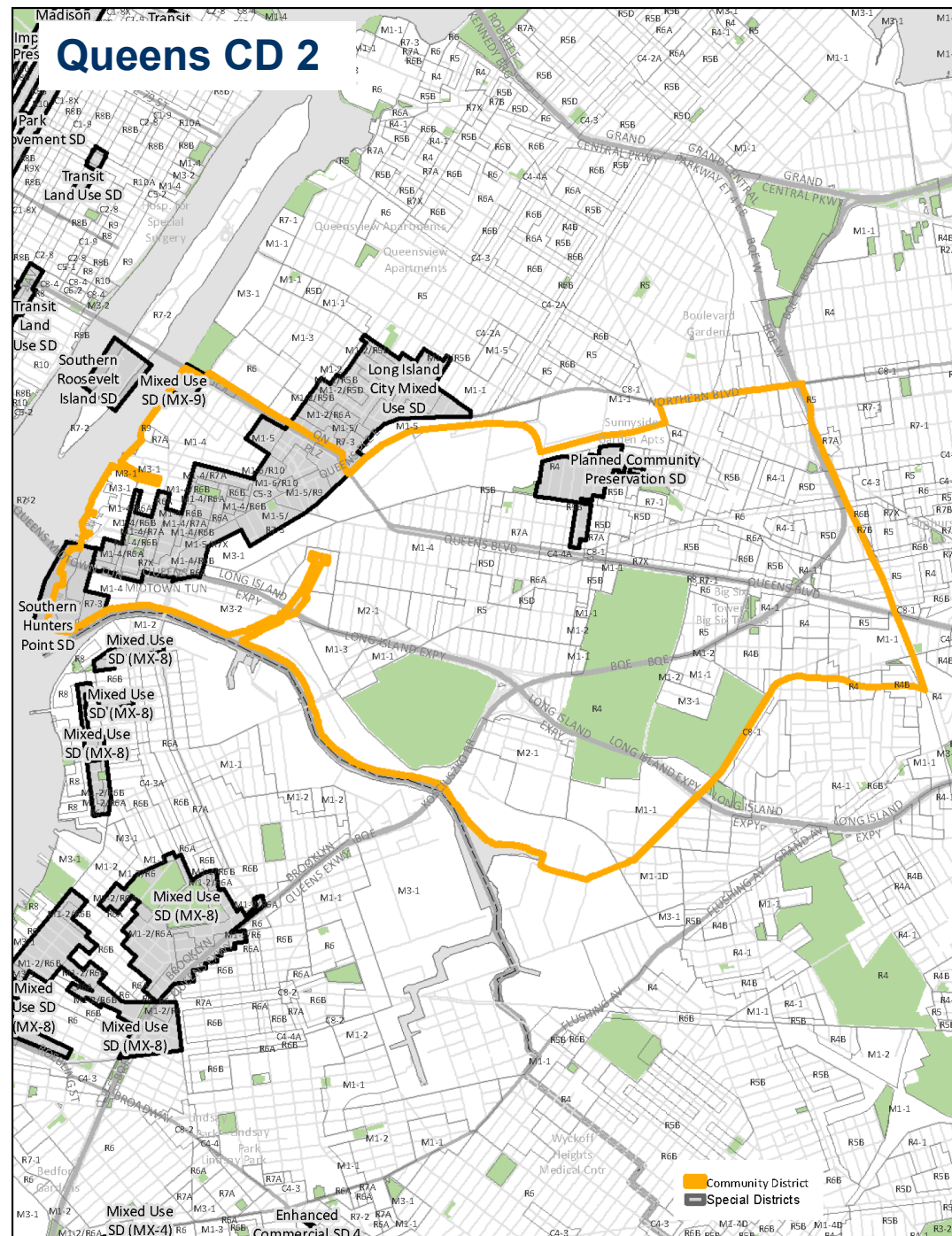
The Long Island City Mixed Use Special District

is intended to promote the development and expansion of this mixed-use area. The district includes special regulations for use, bulk and urban design. ZQA proposes the following changes to the special regulations:

- ZR 117-02 – corrects location provisions for community facility uses to ensure consistency with the underlying zoning district provisions that allow residential and community facility uses on the same floor
- ZR 117-523 – removes the special corner lot coverage rules in Queens Plaza Subdistrict for residential buildings districts to reflect current construction practices.

ZQA's changes to the underlying zoning district regulations that are not modified by the Special District would be applicable, including:

- Modifications to maximum building heights in the zoning districts in the Hunters Point Subdistrict (M1-5/R8A, M1-5/R7X, M1-4/R7A, M1-4/R6A, M1-4/R6B) and Dutch Kills Subdistrict (M1-3/R7X and M1-2/R6A)
- Provisions for design flexibility applicable in R6 – R10 districts (such as court and density factor regulations)
- Provisions for constrained lots applicable in R6-R10 districts (such as shallow lot regulations)



Community District
Special Districts

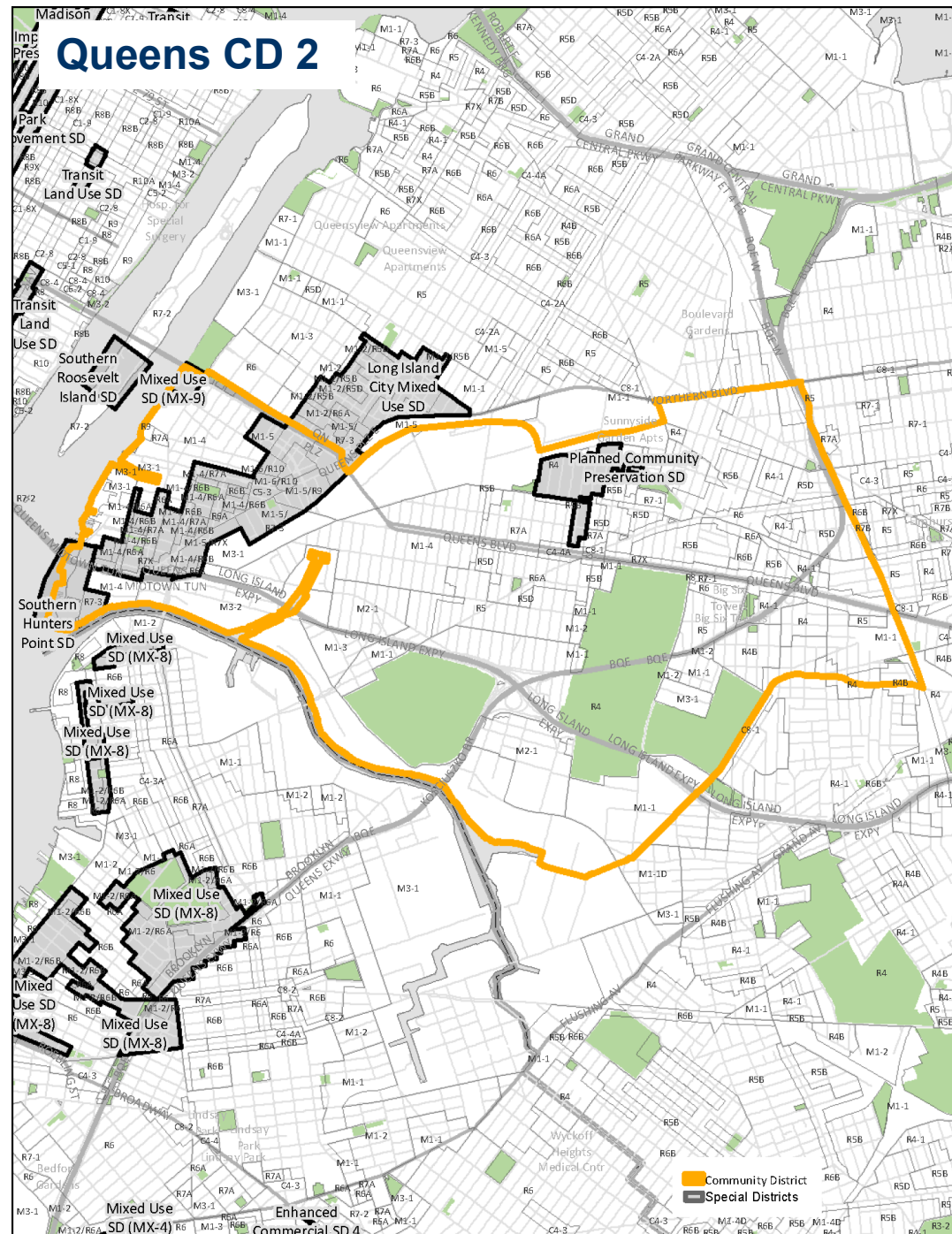
Zoning Special Districts

The **Southern Hunters Point Special District** is intended to transform public- and privately-owned land into a mixed income, mixed-use community. The district includes special regulations for use, bulk, public improvements, and parking. ZQA proposes the following changes:

- ZR 125-13 – corrects location provisions for community facility uses to ensure consistency with the underlying zoning district provisions that allow residential and community facility uses on the same floor

ZQA's changes to the underlying zoning district regulations that are not modified by the Special District would be applicable, including:

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



Special Areas

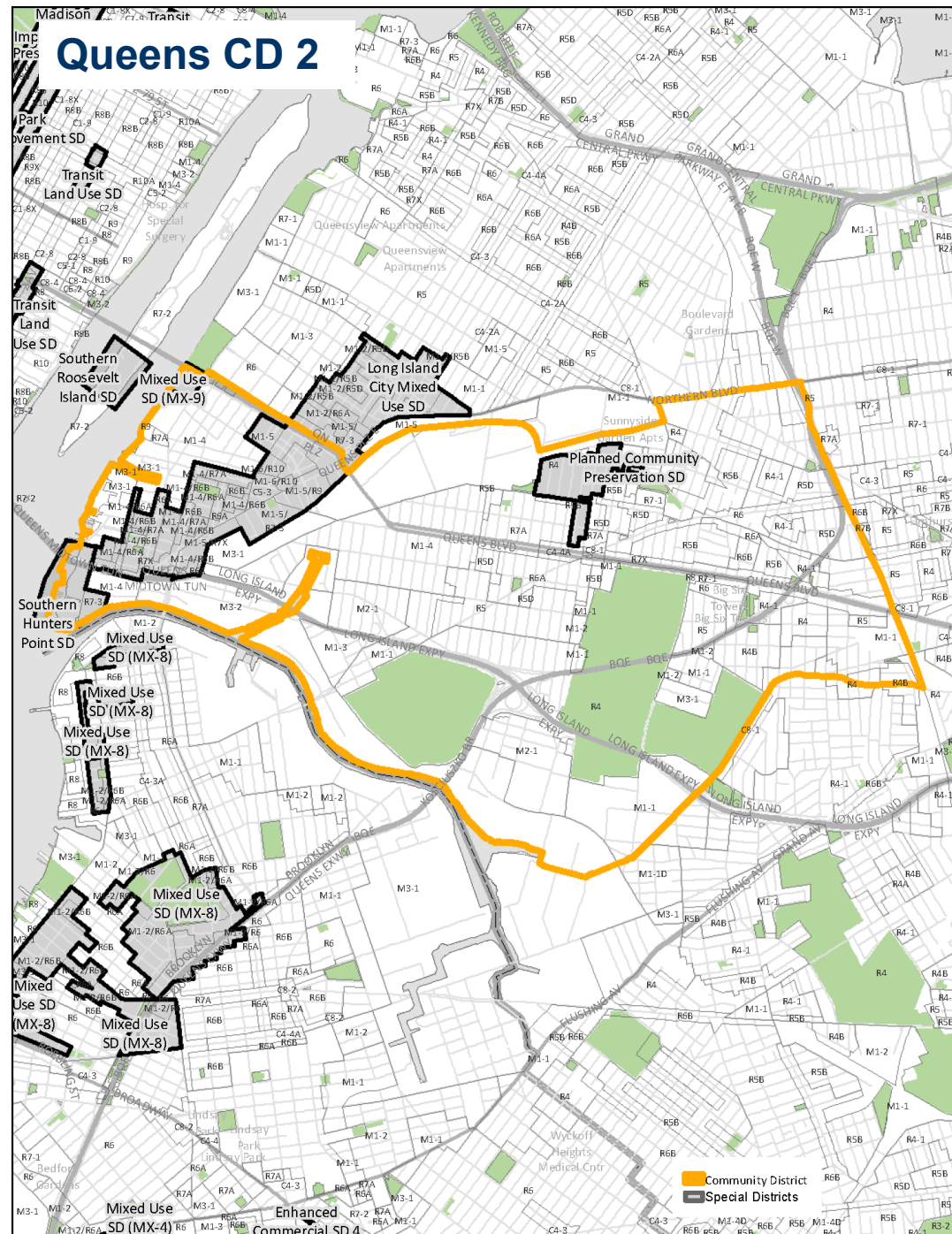
Waterfront Area

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 be consistent with Citywide provisions for affordable senior housing and care facilities.
- ZR 62-341(d) – updates base and maximum building heights to reflect proposed changes to underlying contextual districts.

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 – R10 districts (such as court and density factor regulations)
- Provisions for constrained lots applicable in R6 – R10 districts (such as shallow lot regulations)



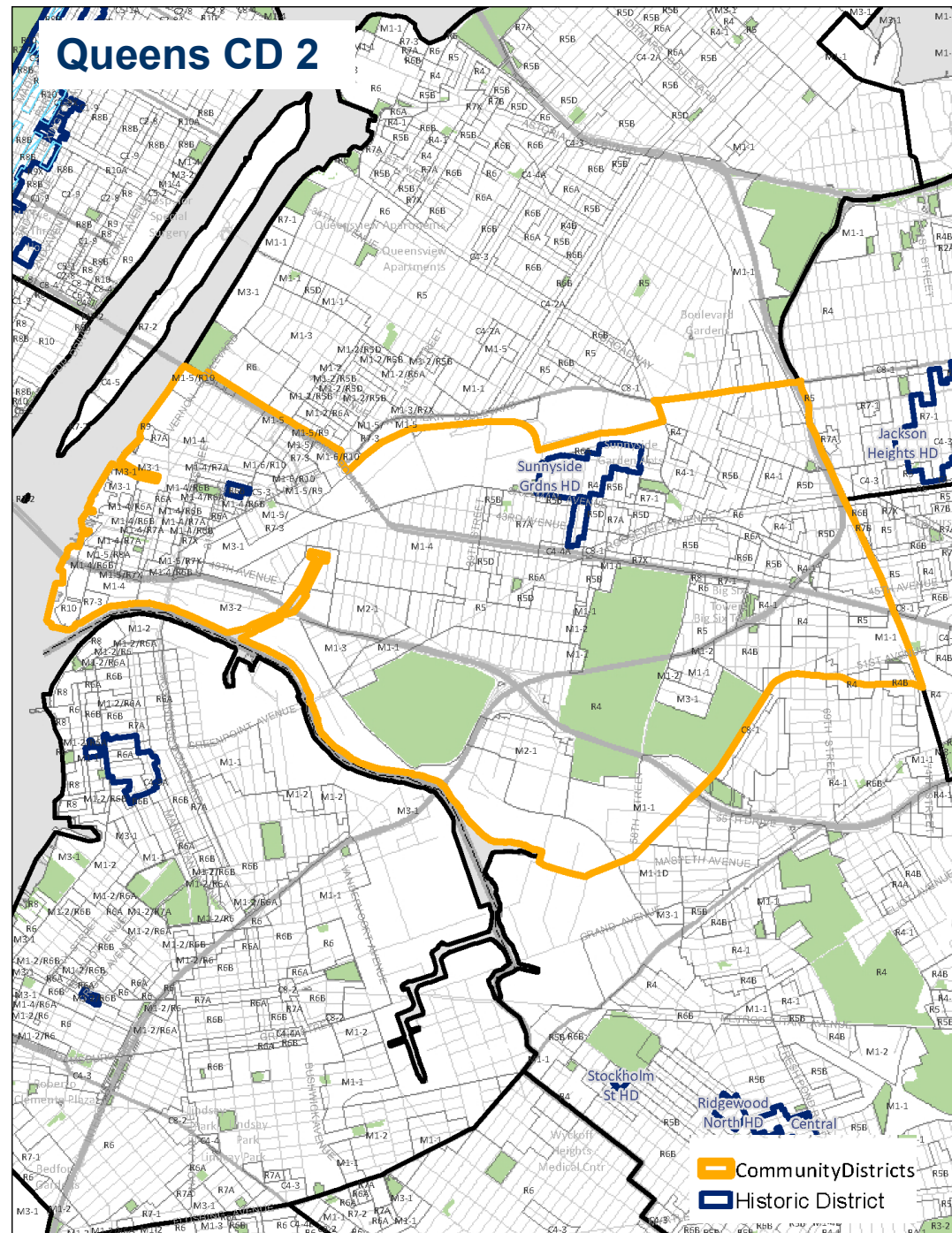
Other Reference Maps

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.



Special Areas

FEMA Flood Zones

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

