

HOUSING NEW YORK: Zoning for Quality and Affordability

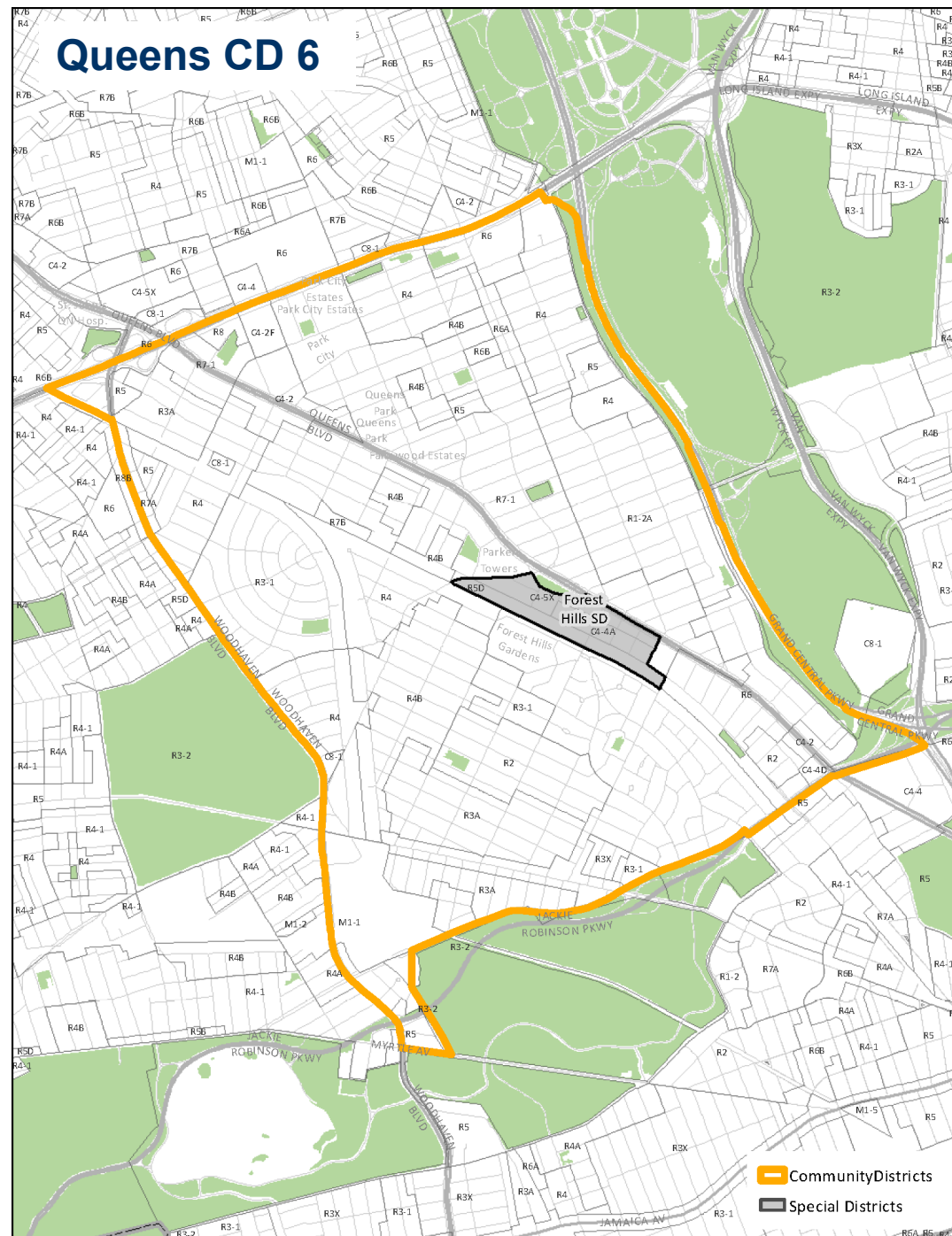
COMMUNITY DISTRICT PROFILE

Queens CD 6

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

Applicability in Queens CD 6

- **Basic Residential Height Changes**
 - Contextual
 - Non-Contextual
- **Senior Housing FAR and Height Changes**
 - Contextual
 - Non-Contextual
- **Parking Changes**
 - Transit Zone
- **Zoning Special Districts**



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

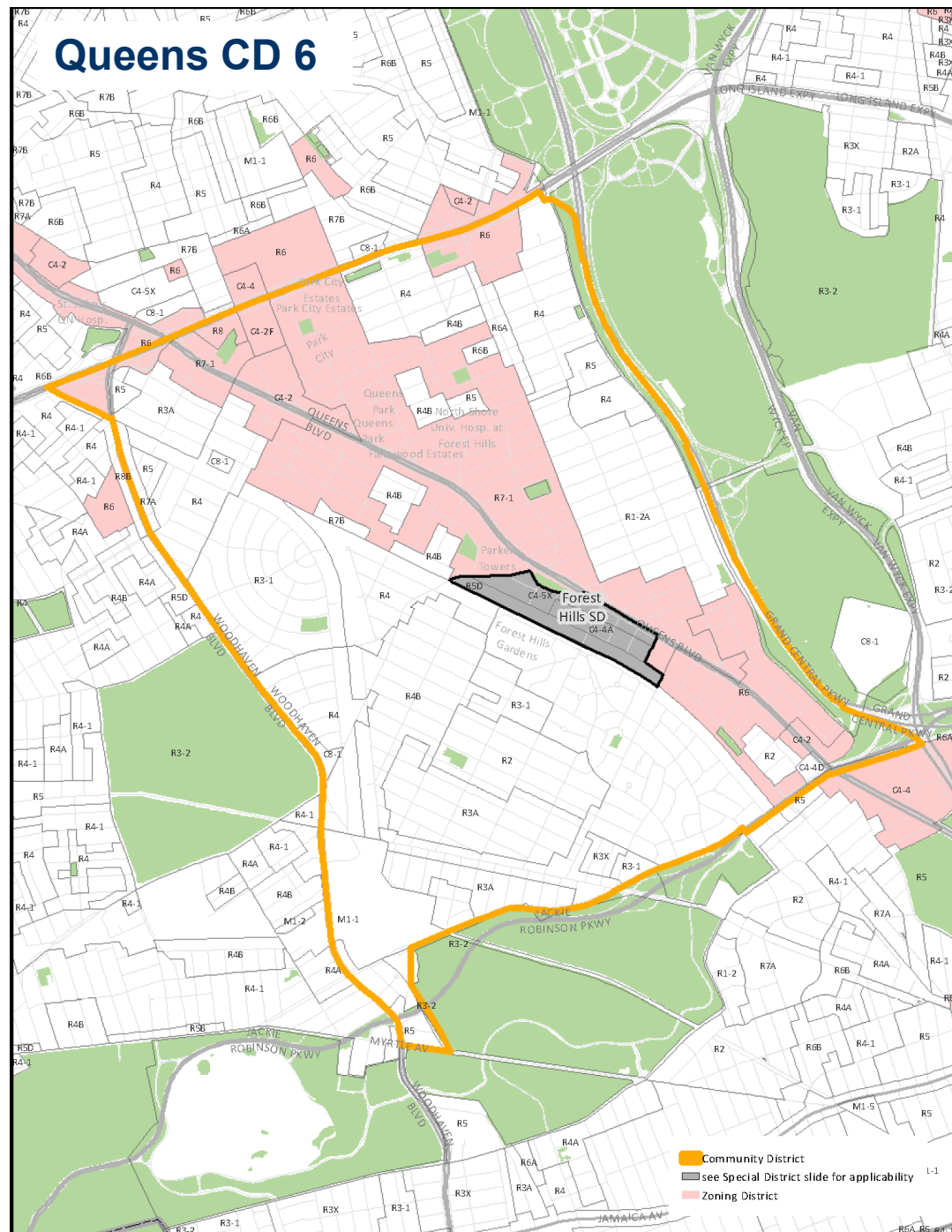
- In Non-Contextual Districts, buildings have a “Quality Housing option” similar to the Contextual envelope.
- In order to match the Contextual envelope, the Quality Housing option will be updated in the shaded districts.

Basic Residential Modifications

Res. Equiv.	Zoning District	Existing Max Height	Basic Proposed (Stories)	Basic Height Difference
R6 (narrow)	C4-2	55'	55' (5)	0'
	R6	55'	55' (5)	0'
R6 (wide)	C4-2	70'	75' (7)	5'
	R6	70'	75' (7)	5'
R7-1 (narrow)	R7-1	75'	75' (7)	0'
R7-1 (wide)	R7-1	80'	85' (8)	5'
R7-2 (narrow)	C4-4	75'	75' (7)	0'
R7-2 (wide)	C4-4	80'	85' (8)	5'
R8 (narrow)	C4-2F	105'	125' (12)	20'
	R8	105'	125' (12)	20'
R8 (wide)	C4-2F	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.

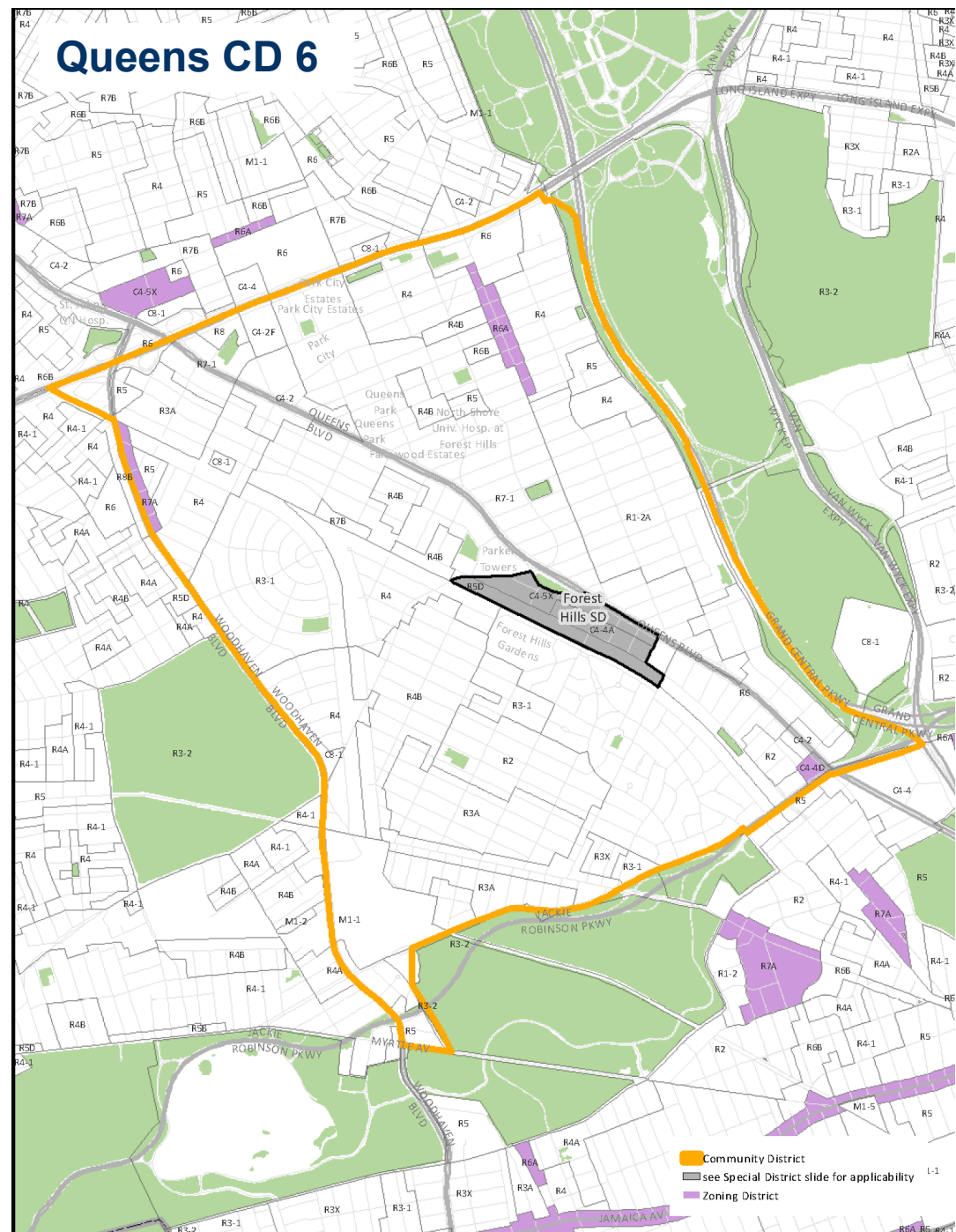
APPLICABILITY: Affordable Independent Residences for Seniors (AIRS) and Long Term Care Facilities (LTCF) in R3-R10 zoning districts and their commercial district equivalents.

Affordable Senior Housing and Long Term Care: Contextual districts

- To better accommodate floor area already permitted today, 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	R7A	85' (8)	105' (10)	20' (2)
R8A	C4-4D	125' (12)	145' (14)	20' (2)

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— Community District
 see Special District slide for applicability
 Zoning District

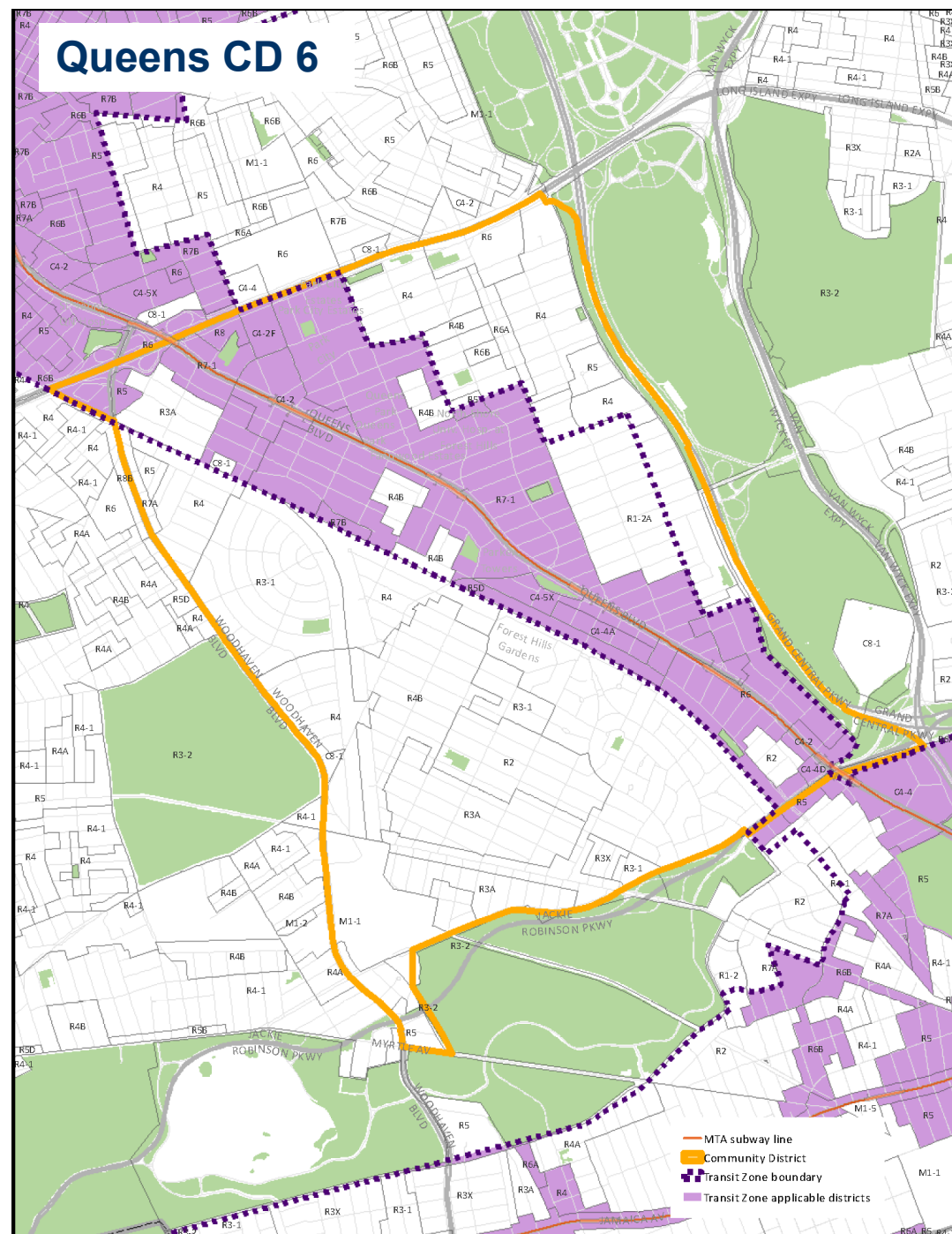
Transit Zone parking changes

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

- Portions of Queens CD6 are located 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 **Forest Hills Special District** is intended to support the Austin Street commercial hub and the surrounding area. The district includes special regulations for use, bulk and parking. ZQA proposes the following changes:

- ZR 86-11 and 86-14 – updates to the ground floor transparency and use requirements to bring in line with rules Citywide.
- ZR 86-13 – corrects use location provisions to bring in line with underlying regulations that allow residential and community facility uses on the same floor
- All other regulations in the special district would be unchanged, including the special heights in C4-4X and C4-4A districts().

ZQA's general changes to the underlying regulations are not modified by the Special District and would be applicable. These include:

- Modifications to the street wall and maximum heights in the R5D district mapped in the Special District
- Provisions for design flexibility applicable in R6+ districts (such as court regulations)
- Provisions for constrained lots applicable in R6+ districts (such as shallow lots regulations)
- Parking requirements for affordable housing and affordable senior housing

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