

HOUSING NEW YORK: Zoning for Quality and Affordability

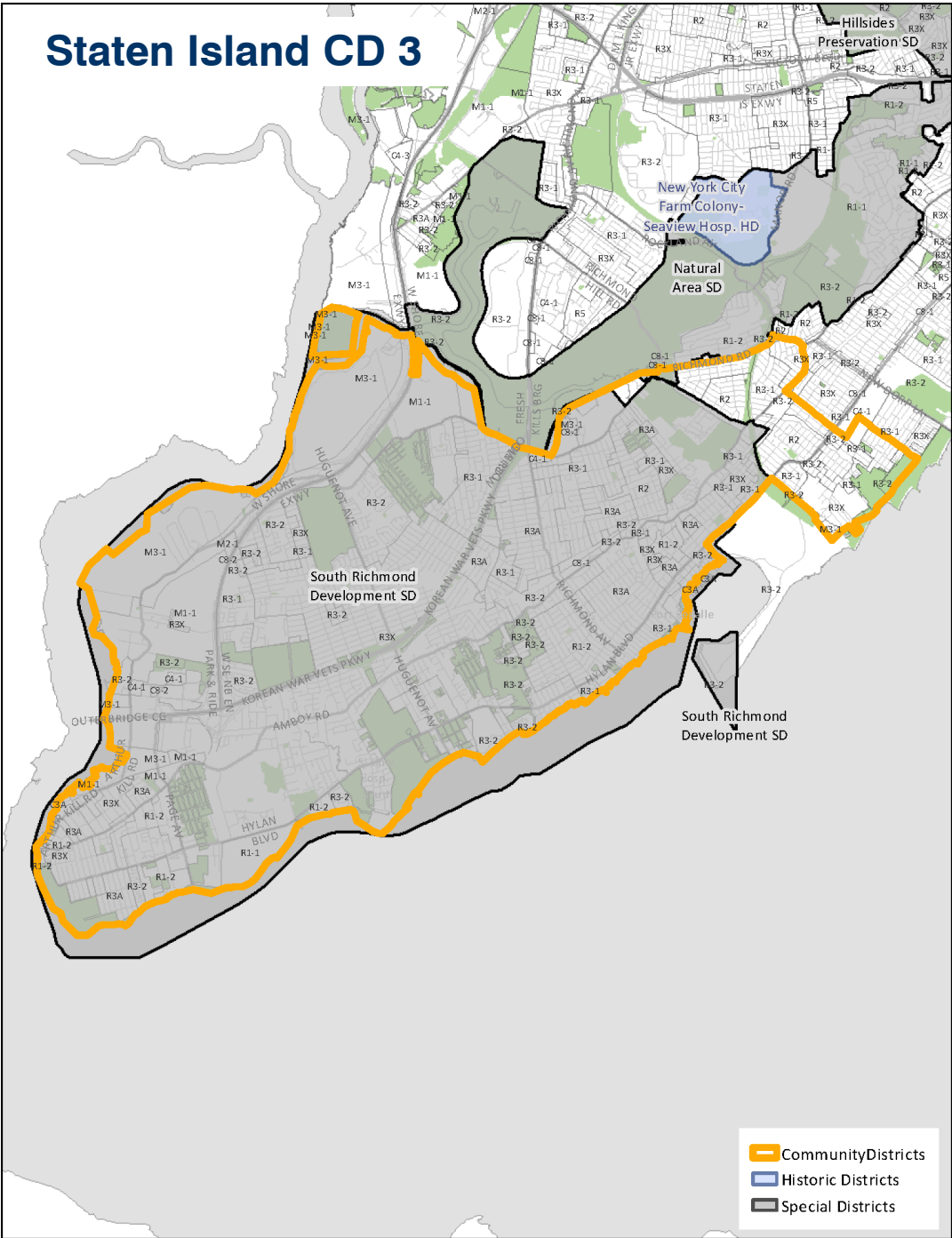
COMMUNITY DISTRICT PROFILE

Staten Island CD 3

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

Applicability in Staten Island CD 3

- Senior Housing FAR and Height Changes
 - Non-Contextual
- Parking Changes
 - Outside Transit Zone
- Zoning Special Districts and Areas
- Other reference maps



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.

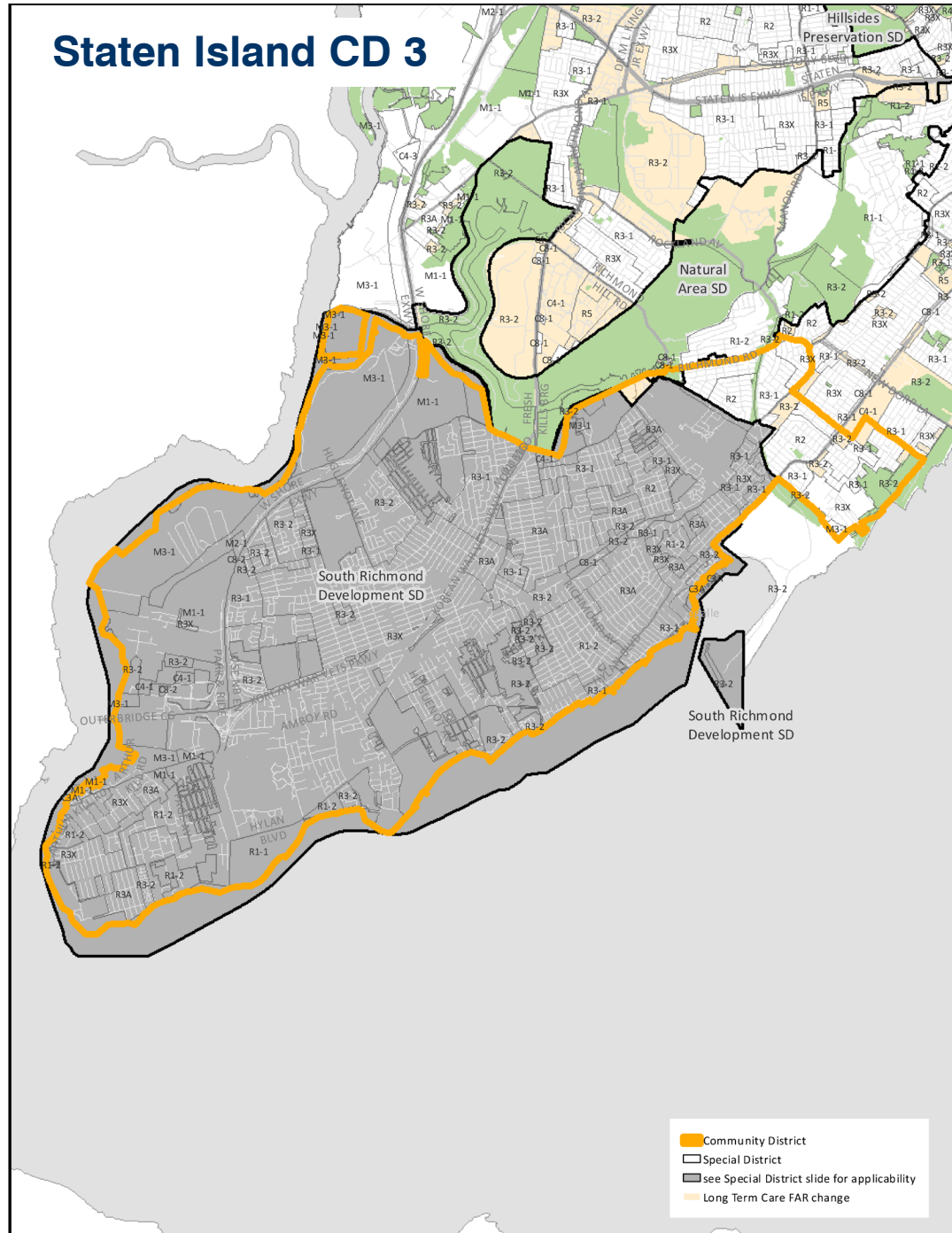
APPLICABILITY: Affordable Independent Residences for Seniors (AIRS) and Long Term Care Facilities (LTCF) in R3-R10 zoning districts and their commercial district equivalents.

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.

				PROPOSED
Res. Equiv.	Zoning District	Existing nonprofit residences for the elderly (FAR)	Existing Nursing Home and Health Related Facilities (FAR)	Aff. Ind. Residences for Seniors and Long Term Care (FAR)
R3-2	R3-2	0.95	0.5	0.95
R5	C4-1	1.95	1.27	1.95

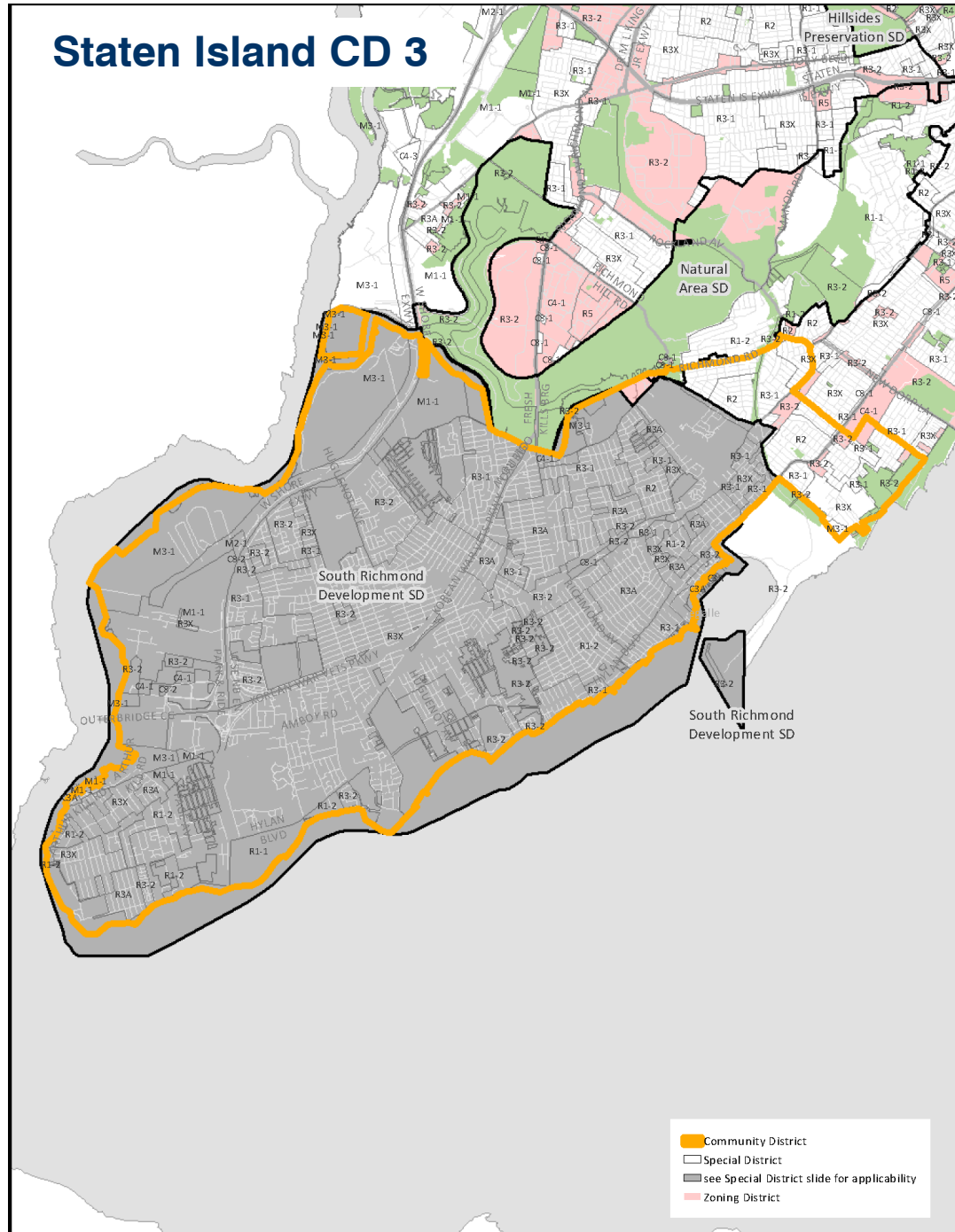
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Affordable Senior Housing and Long Term Care: Non-Contextual districts

- Currently affordable senior housing developments in non-contextual districts may choose between a height factor building, without fixed height maximums, or a Quality Housing option, which creates a contextual envelope.
- Buildings providing affordable senior housing or long-term care facilities would be able to utilize the enhanced Quality Housing envelope applicable for that zoning district.

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Transit Zone parking changes

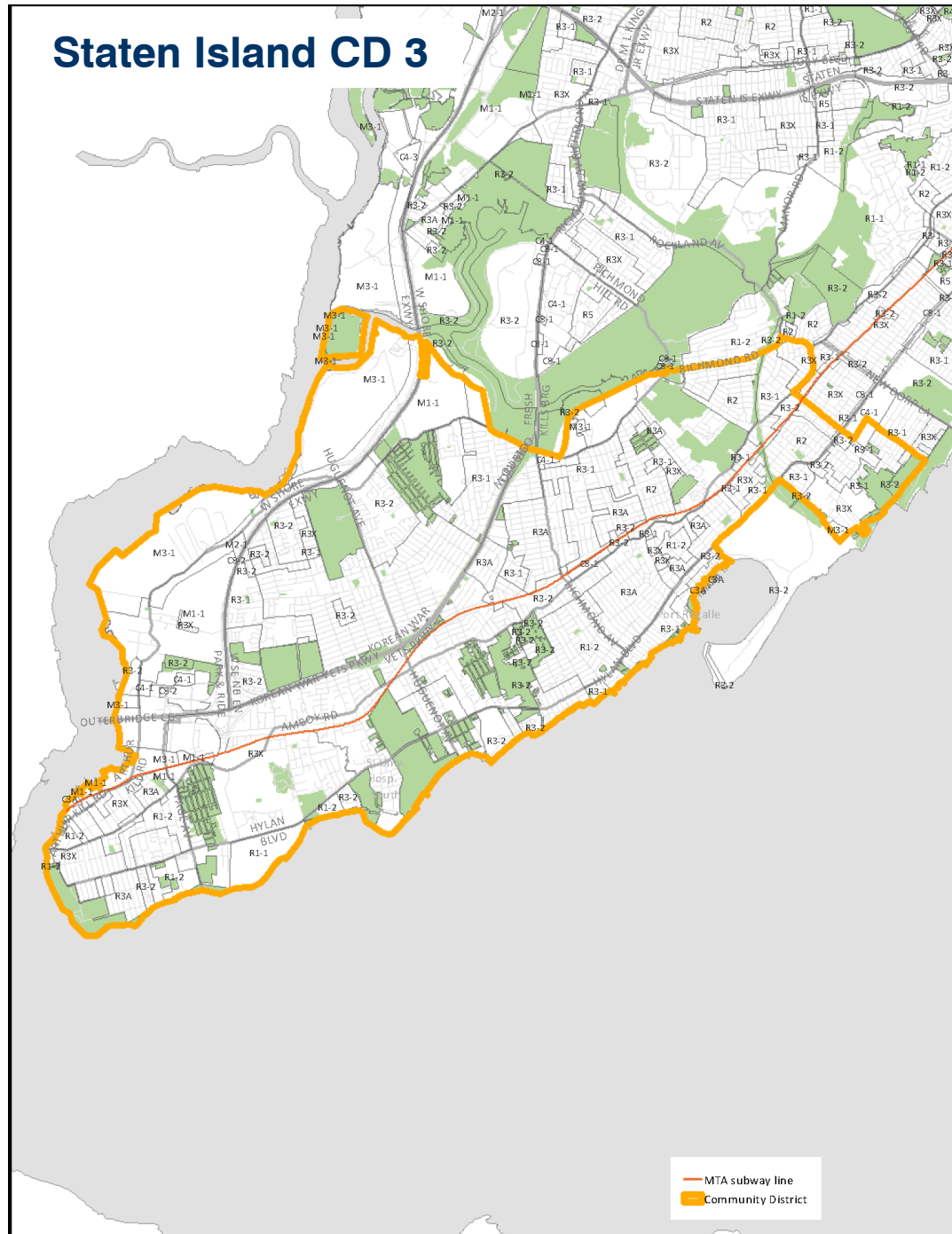
PURPOSE: The cost of providing off-street parking can hamper the production of affordable housing. In transit-accessible neighborhoods, low-income households own many fewer cars, and often don't use the parking that has been provided. The proposal eliminates or reduces parking requirements for a range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

APPLICABILITY: Affordable housing and affordable senior housing in moderate and high density zoning districts where car-ownership is low.

Transit Zone: Off-street parking requirements

- All of Staten Island CD3 is outside the proposed Transit Zone.
- 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 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.

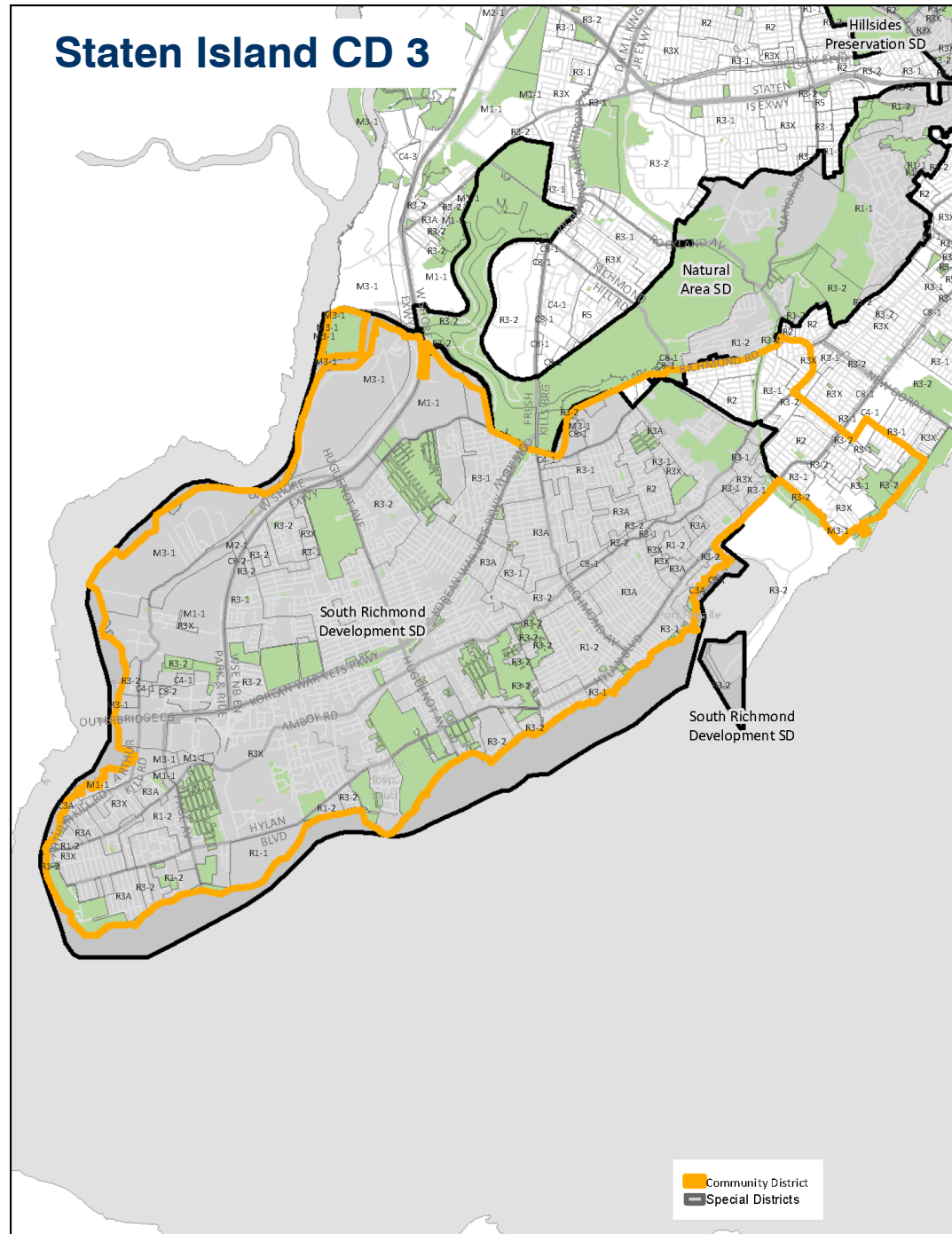
APPLICABILITY: Special Districts, Waterfront Areas

Zoning Special Districts

The **Natural Area Special District** is intended to guide new development and site alterations in areas endowed with unique natural characteristics. ZQA proposes no changes to the special district's regulations which include special building and site plan regulations. ZQA's general changes to the underlying regulations are not modified by the Special District and would be applicable. These include:

- New building envelope for affordable senior housing and care facilities (subject to special district's 40 foot maximum height limit)
- 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

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Zoning Special Districts

The **South Richmond Special District** is intended to manage the development of the southern part of Staten Island and ensure that the provision of public infrastructure kept pace with new development. The district includes special regulations for use, bulk and site planning. ZQA proposes the following changes:

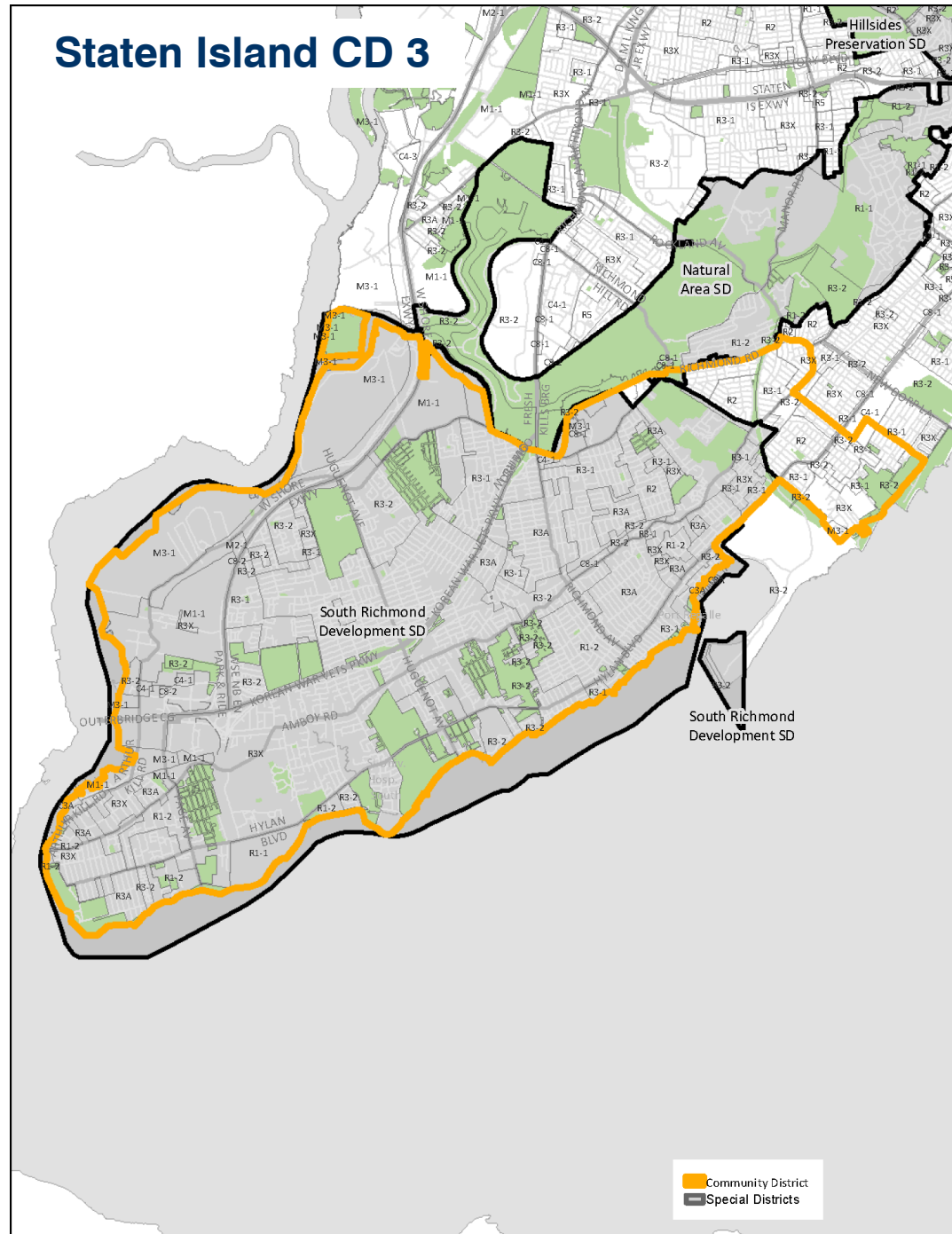
- ZR 107-411, -412(a), -672 – updates the term for non-profit residences for the elderly and nursing homes to bring in line with rules Citywide for affordable senior housing and care facilities.

All other regulations in the special district would be unchanged.

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

- New building envelope for affordable senior housing and care facilities (subject to special district's 40 foot maximum height limit)
- Provisions for design flexibility (such as court regulations)
- Provisions for constrained lots (such as shallow lot regulations)
- Parking requirements for affordable housing and affordable senior housing

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Community District
Special Districts

Special Areas

Waterfront Area

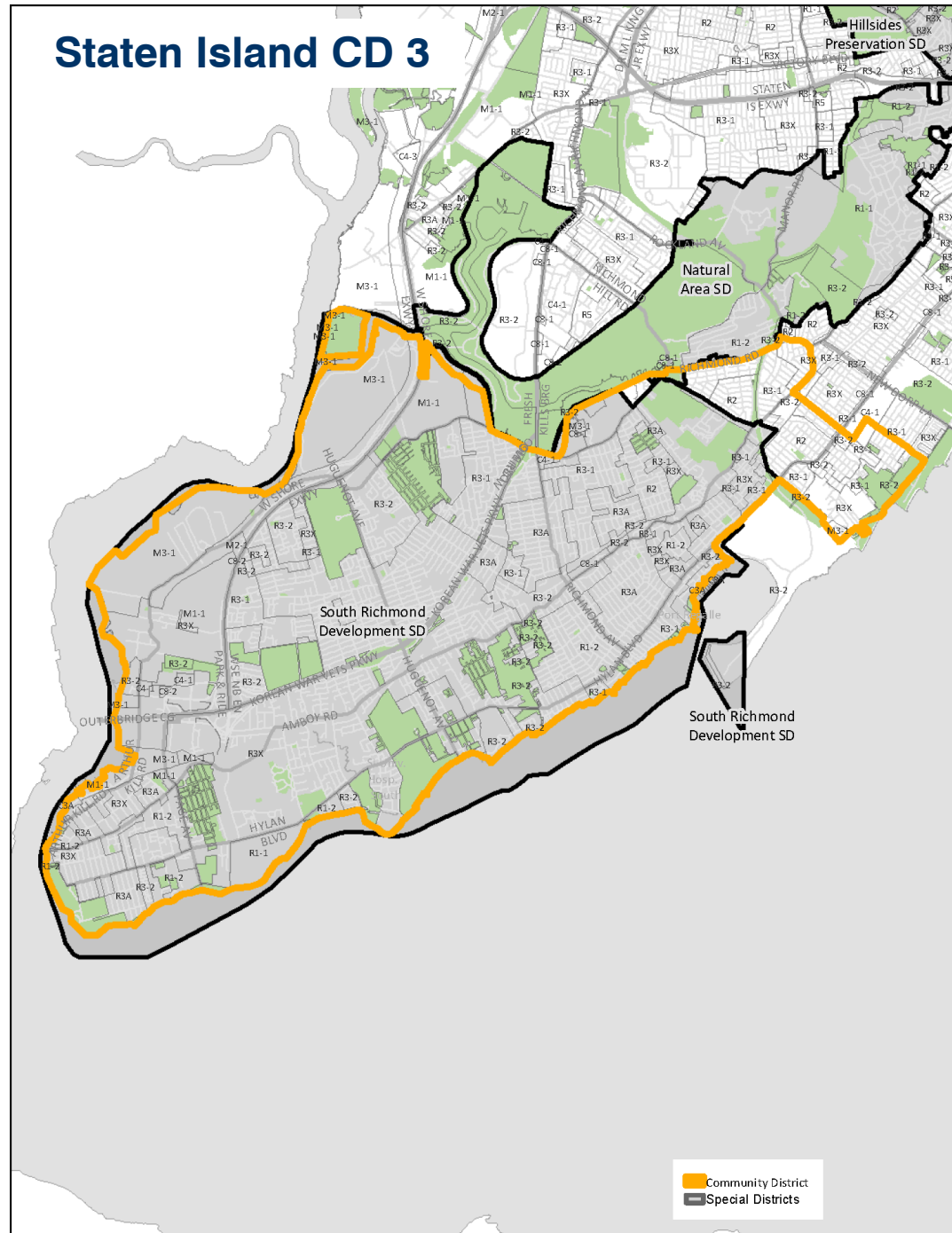
Waterfront zoning is intended to maximize the public's access to the city's waterfront resources while enabling appropriate redevelopment along the shoreline. The district includes special regulations for use, bulk and urban design. ZQA proposes the following changes:

- 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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Community District
Special Districts

Other Reference Maps

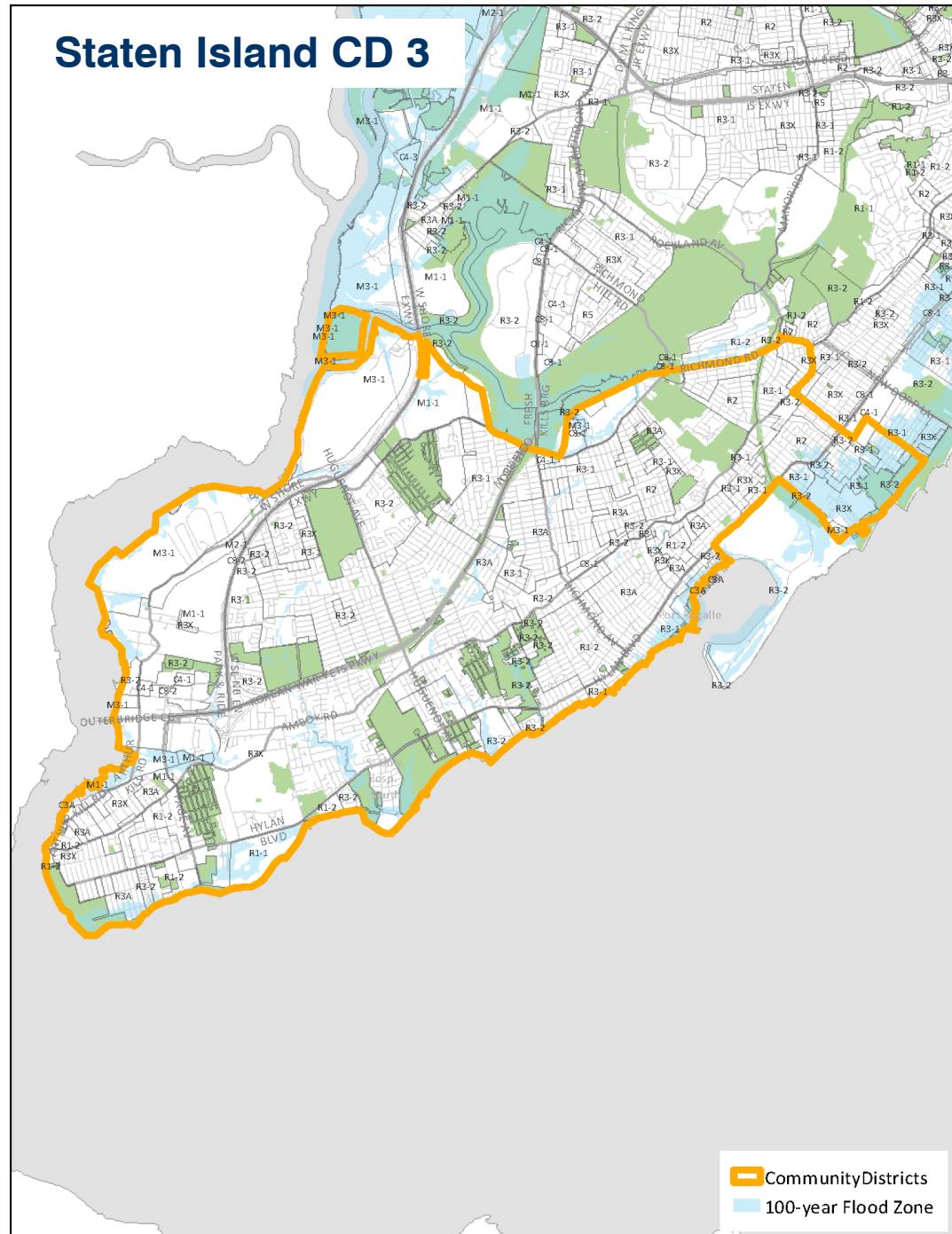
For informational purposes we are providing reference maps for other areas in this Community District.

Special Areas

FEMA Flood Zone

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

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Community Districts
100-year Flood Zone