

COMMUNITY BOARD 1, QUEENS
NOTICE OF PUBLIC HEARING
on the
CITY OF YES HOUSING OPPORTUNITY
PROPOSED ZONING TEXT AMENDMENTS

DATE: TUESDAY, JUNE 18, 2024
TIME: 6:30 P.M.
PLACE: ASTORIA WORLD MANOR
25-22 ASTORIA BLVD.
ASTORIA, NY 11102

The Department of City Planning has been engaged in a comprehensive update of the NYC Zoning Resolution. The proposed text amendments under *City of Yes Housing Opportunity* would change zoning regulations to allow different types of dwellings and increase the number of housing units in all zoning districts.

The zoning changes are grouped into the following components:

- Universal Affordability Preference (UAP): residential buildings may increase in size by at least 20% if the additional floor area is used for affordable households earning 60% of the Area Median Income (AMI).
- Residential Conversions: underused or vacant offices and other non-residential space may be converted to housing.
- Town Center Zoning: relegalize housing units above businesses on commercial streets in low-density areas.
- Removing required parking regulations for new housing developments but still preserve the option to provide parking.
- Accessory Dwelling Units (ADUs): define and allow backyard cottages, garage conversions, and basement apartments in single-family zoning districts.
- General District Fixes will include changes in yard and residential open space requirements to accommodate ADUs.
- Transit Oriented Development would relegalize 3- to 5-story apartment buildings on large lots on wide streets or corners within a half-mile of public transit in low-density districts.
- Campus Infill: residential (NYCHA), faith-based, or other campuses could build housing on underused lots using revised height and distance regulations for siting new on-campus development.
- Small and Shared Housing would permit residential buildings with shared facilities (kitchens and common areas) and no restrictions on the number of studios or 1-bedroom apartments within buildings.

The following links will provide more information on City of Yes Housing Opportunities: [Housing Opportunity](#)

To find your zoning district by address: [ZoLa](#) New York City's [Zoning & Land Use Map](#)