

HOUSING NEW YORK: Zoning for Quality and Affordability

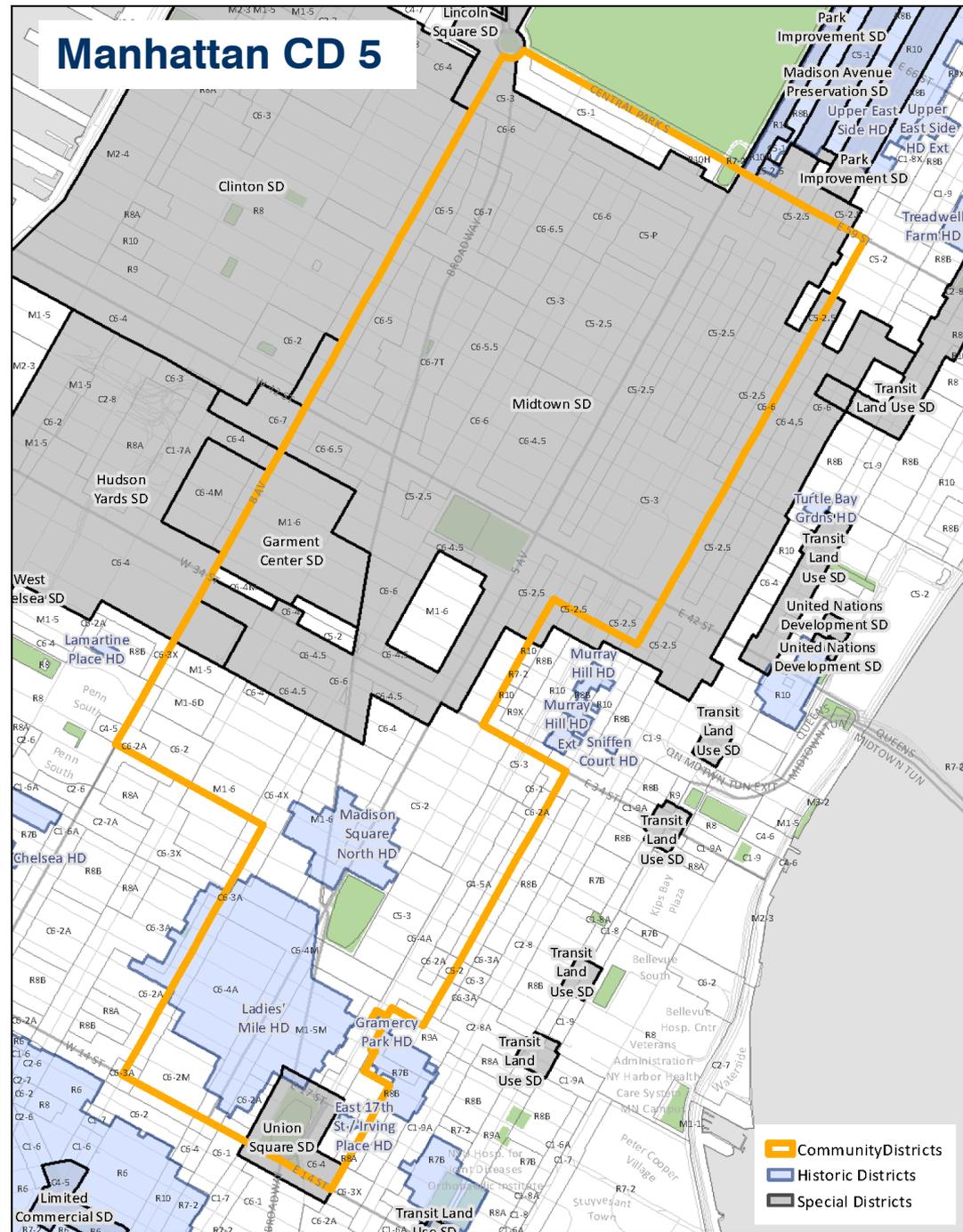
COMMUNITY DISTRICT PROFILE

Manhattan CD 5

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

Applicability: Manhattan CD 5

- **Basic Residential Height Changes**
 - Contextual
 - Non-Contextual
- **Inclusionary Housing Height Changes**
- **Senior Housing FAR and Height Changes**
 - Contextual
 - Non-Contextual
- **Parking Changes**
 - No applicability
- **Zoning Special Districts**
- **Other reference maps**



Basic Residential height changes

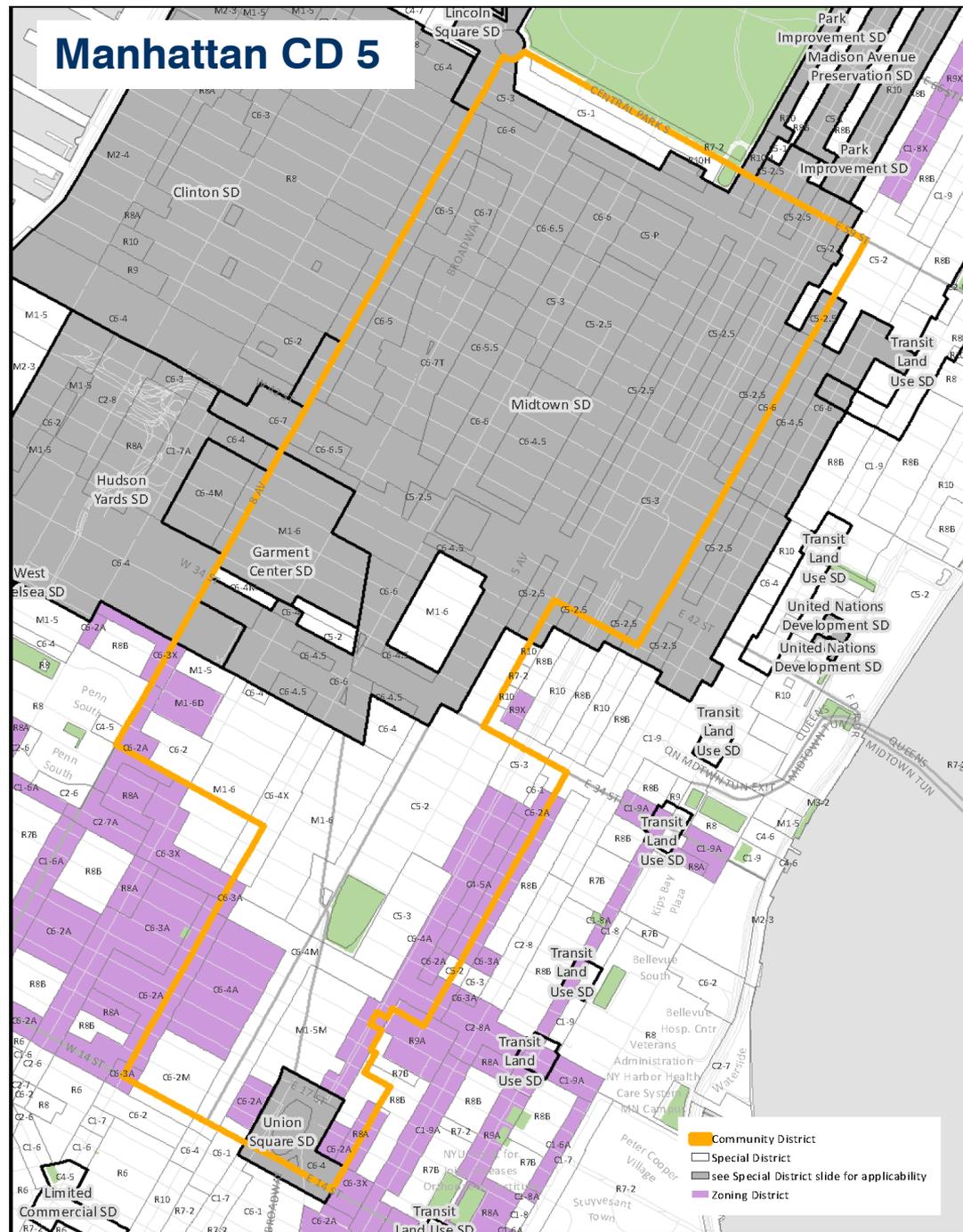
PURPOSE: In many instances, changing regulations and building practices have made it difficult to fit floor area already permitted today within existing building envelopes. Current regulations limit design flexibility and can result in buildings that lack the variation and texture of older apartment 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.

Contextual Districts: Basic Residential changes

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

Residential Equivalent	Zoning District	Existing Max Height	Basic Modifications	
			Basic Proposed Stories	Basic Height Difference
R7A	C4-5A	80'	85' (8)	5'
R8A	C6-2A	120'	125' (12)	5'
R9A	R8A	120'	125' (12)	5'
R9A (narrow)	C6-3A	135'	145' (14)	10'
	R9A	135'	145' (14)	10'
R9A (wide)	C6-3A	145'	155' (15)	10'
	R9A	145'	155' (15)	10'
R9X	C6-3X	160'	175' (17)	15'
R10A (wide)	C6-4A	210'	215' (21)	5'
R10A (narrow)	C6-4A	185'	195' (19)	10'



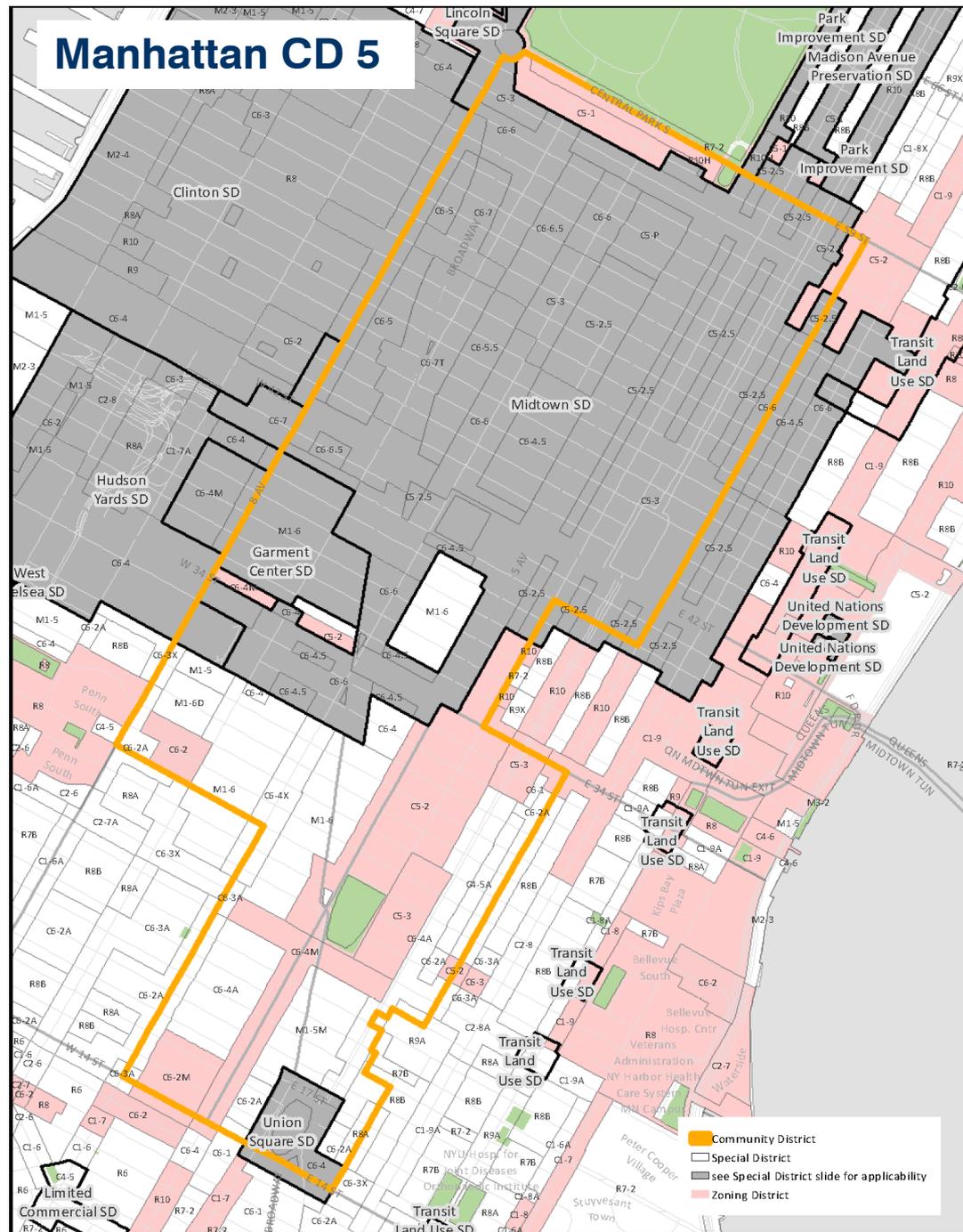
Non-Contextual Districts: Basic Residential changes

- 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
R8 (narrow)	C6-2M	105'	125' (12)	20'
R8 (wide)	C6-2M	120'	125' (12)	5'
R10 (narrow)	C1-9	185'	195' (19)	10'
	C5-1	185'	195' (19)	10'
	C5-2	185'	195' (19)	10'
	C5-2.5	185'	195' (19)	10'
	C5-3	185'	195' (19)	10'
	C6-4M	185'	195' (19)	10'
R10 (wide)	C1-9	210'	215' (21)	5'
	C5-1	210'	215' (21)	5'
	C5-2	210'	215' (21)	5'
	C5-2.5	210'	215' (21)	5'
	C5-3	210'	215' (21)	5'
	C6-4M	210'	215' (21)	5'
R10H (narrow)	R10H	185'	195' (19)	10'
R10H (wide)	R10H	210'	215' (21)	5'

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



Inclusionary Housing height changes

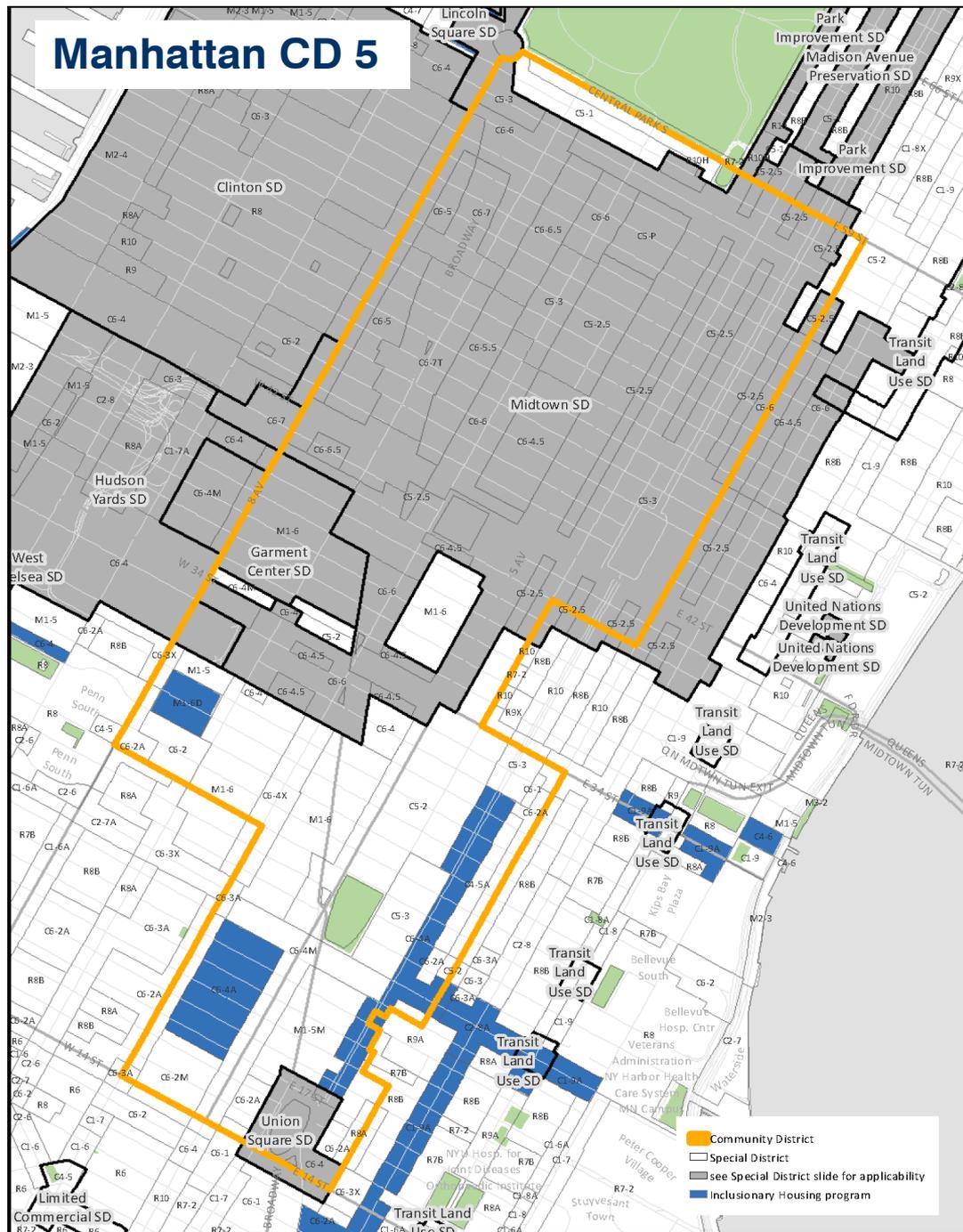
PURPOSE: Affordable and senior housing developers have found it especially difficult to fit permitted floor area within existing envelopes. Where zoning allows additional floor area for affordable or senior housing, the proposal will provide flexibility to fit all permitted floor area within the building 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 (stories)
R10 (narrow)	M1-6D (narrow)	210' (21)	235' (23)	25' (2)
R10 (wide)	M1-6D (wide)	290' (29)	290' (29)	0' (0)
R10A (narrow)	C6-4A	195' (19)	235' (23)	40' (4)
R10A (wide)	C6-4A	215' (21)	235' (23)	20' (2)



Affordable Senior Housing height and floor area changes

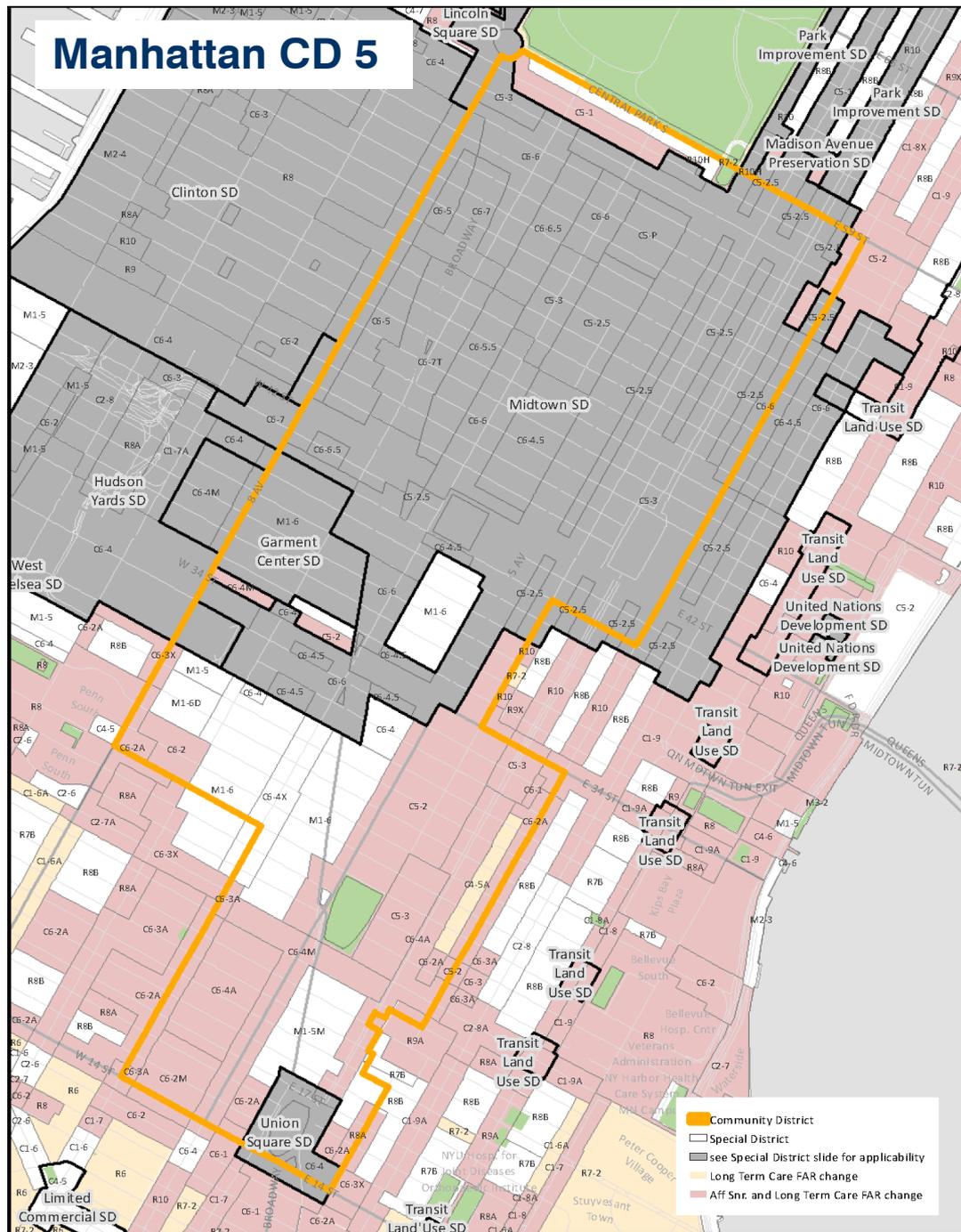
PURPOSE: Older New Yorkers are a diverse and rapidly growing segment of the city's population. There is an increasing need for a range of housing and long-term care options for our seniors. The proposal encourages greater housing production and a greater variety of residential options for older New Yorkers.

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.

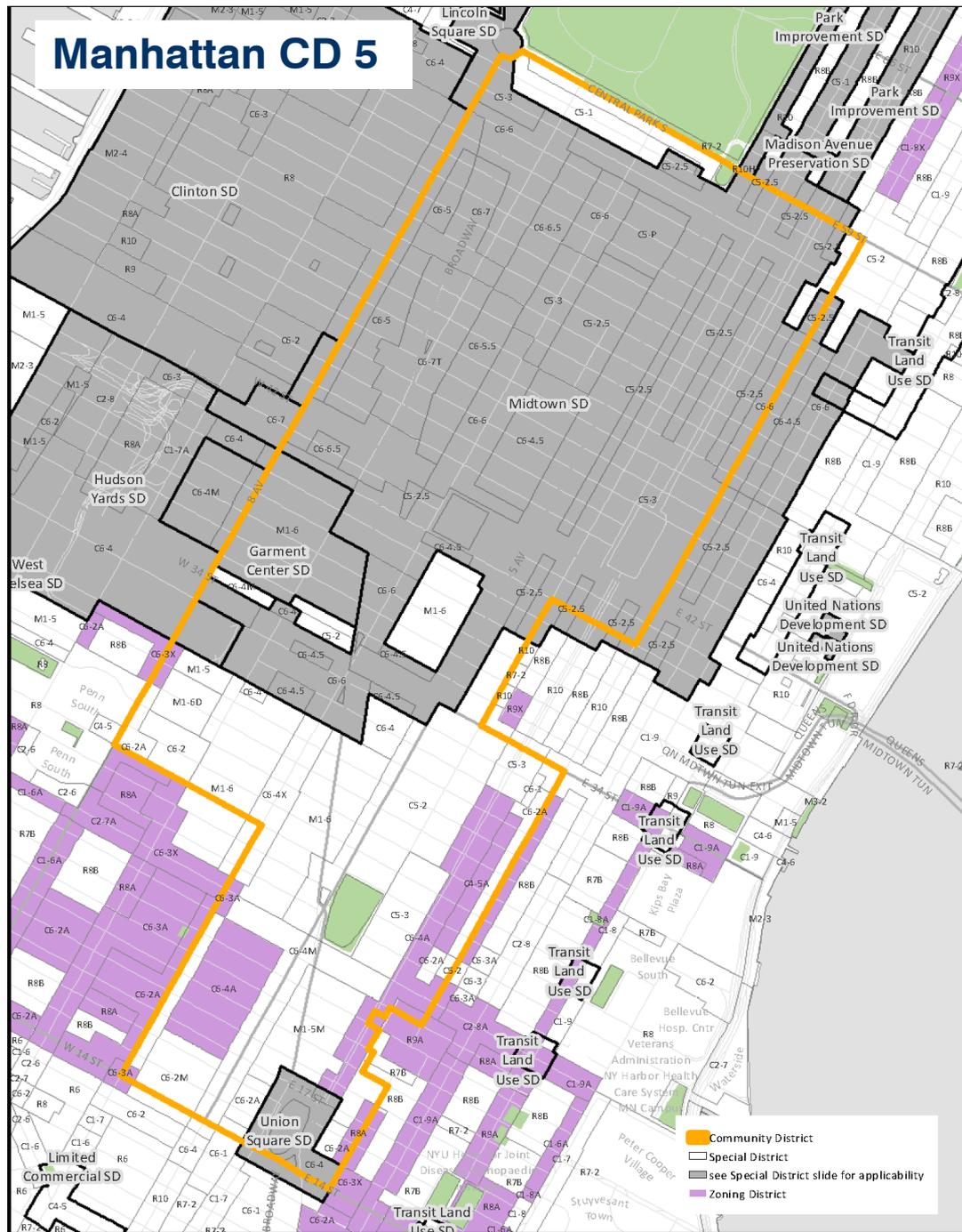
Res. Equiv.	Zoning District	Existing nonprofit residences for the elderly (FAR)	Existing Nursing Home and Health Related Facilities (FAR)	PROPOSED
				Proposed Affordable Independent Residences for Seniors and Long Term Care (FAR)
R7A	C4-5A	5.01	4	5.01
R8	C6-2M	6.02	6.02	7.2
R8A	C6-2A	6.02	6.02	7.2
	R8A	6.02	6.02	7.2
R9A	C6-3A	7.52	7.52	8.5
	R9A	7.52	7.52	8.5
R9X	C6-3X	9.00	9	9.7
R10	C1-9	10.00	10	12
	C5-1	10.00	10	12
	C5-2	10.00	10	12
	C5-2.5	10.00	10	12
	C5-3	10.00	10	12
R10A	C6-4A	10.00	10	12



Affordable Senior Housing and Long Term Care: Contextual districts

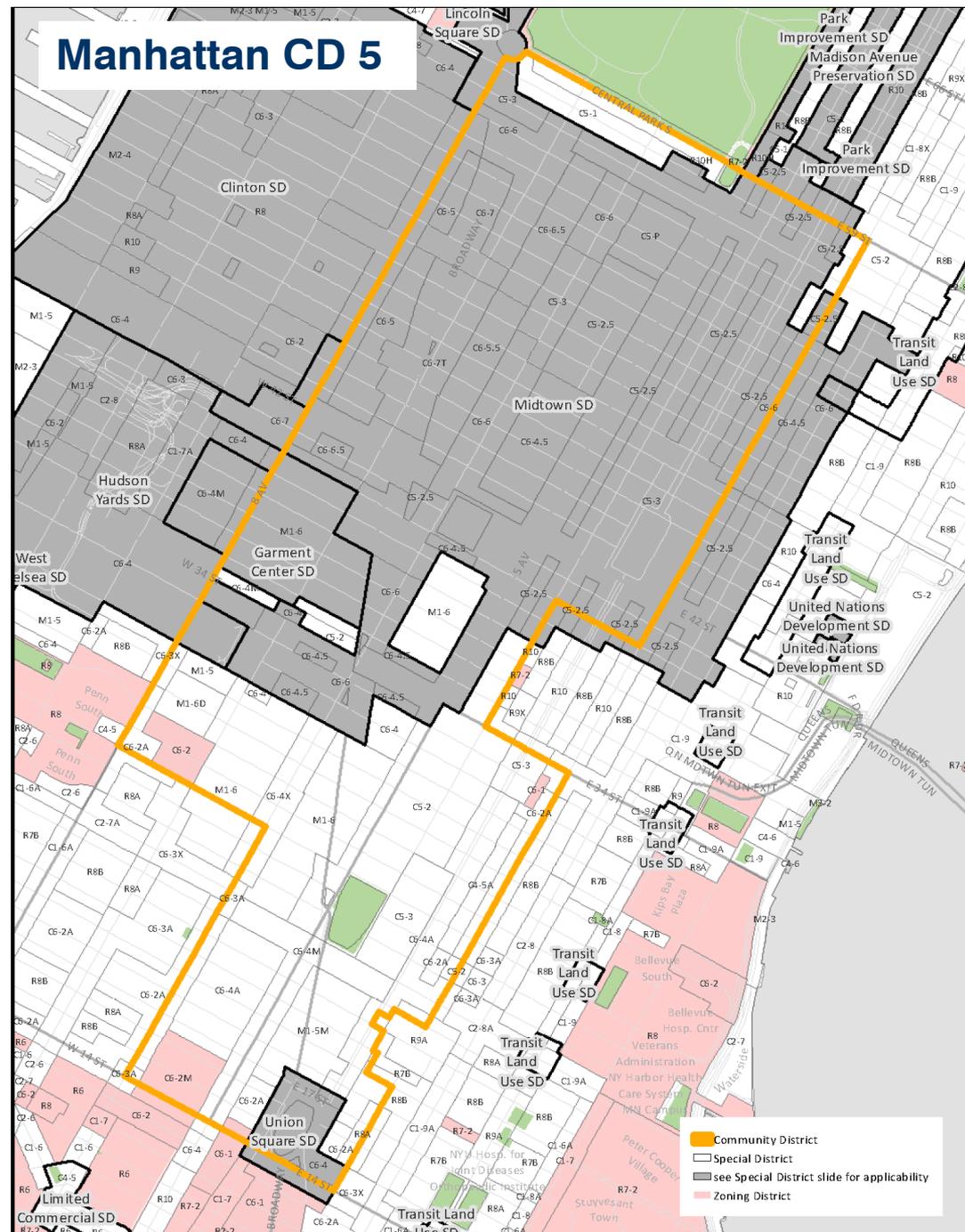
- To fit permitted floor area, maximum heights would be updated in the contextual districts shaded on the map.

		Senior Modifications		
Res. Equiv.	Zoning District	Existing Height (stories)	AIRS and LTCF Proposed (Stories)	AIRS and LTCF Height Difference
R7A	C4-5A	85' (8)	105' (10)	20' (2)
R8A	C6-2A	125' (12)	145' (14)	20' (2)
	R8A	125' (12)	145' (14)	20' (2)
R9A (narrow)	C6-3A	145' (14)	175' (17)	30' (3)
	R9A	145' (14)	175' (17)	30' (3)
R9A (wide)	C6-3A	155' (15)	175' (17)	20' (2)
	R9A	155' (15)	175' (17)	20' (2)
R9X	C6-3X	175' (17)	205' (20)	30' (3)
R10A (narrow)	C6-4A	195' (19)	235' (23)	40' (4)
R10A (wide)	C6-4A	215' (21)	235' (23)	20' (2)



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.



Transit Zone parking changes

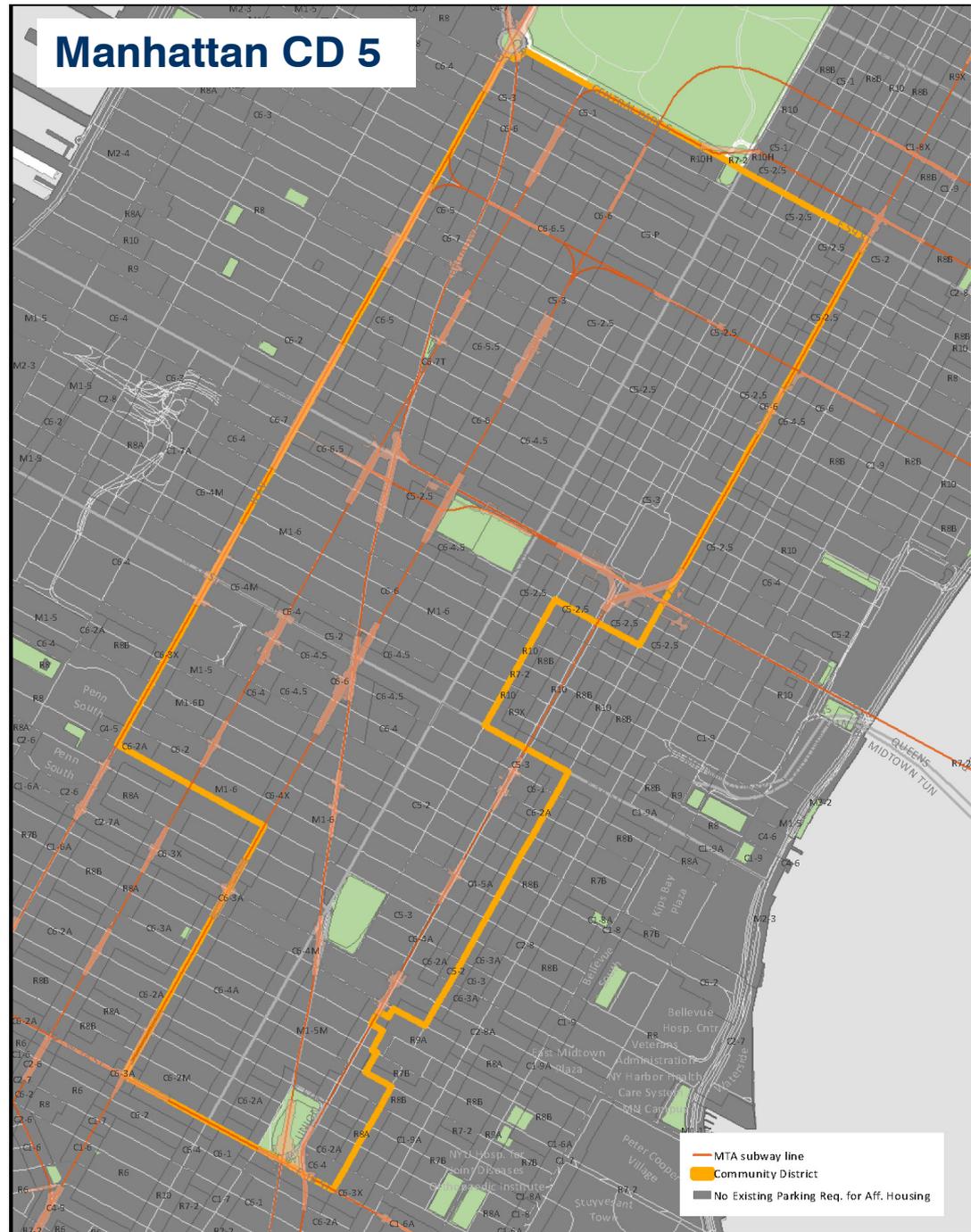
PURPOSE: The cost of providing off-street parking can hamper the production of affordable housing. In transit-accessible neighborhoods, low-income households own many fewer cars, and often don't use the parking that has been provided. The proposal eliminates or reduces parking requirements for a range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

- Manhattan CD 5 does not currently have off-street parking requirements.

Manhattan CD 5



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

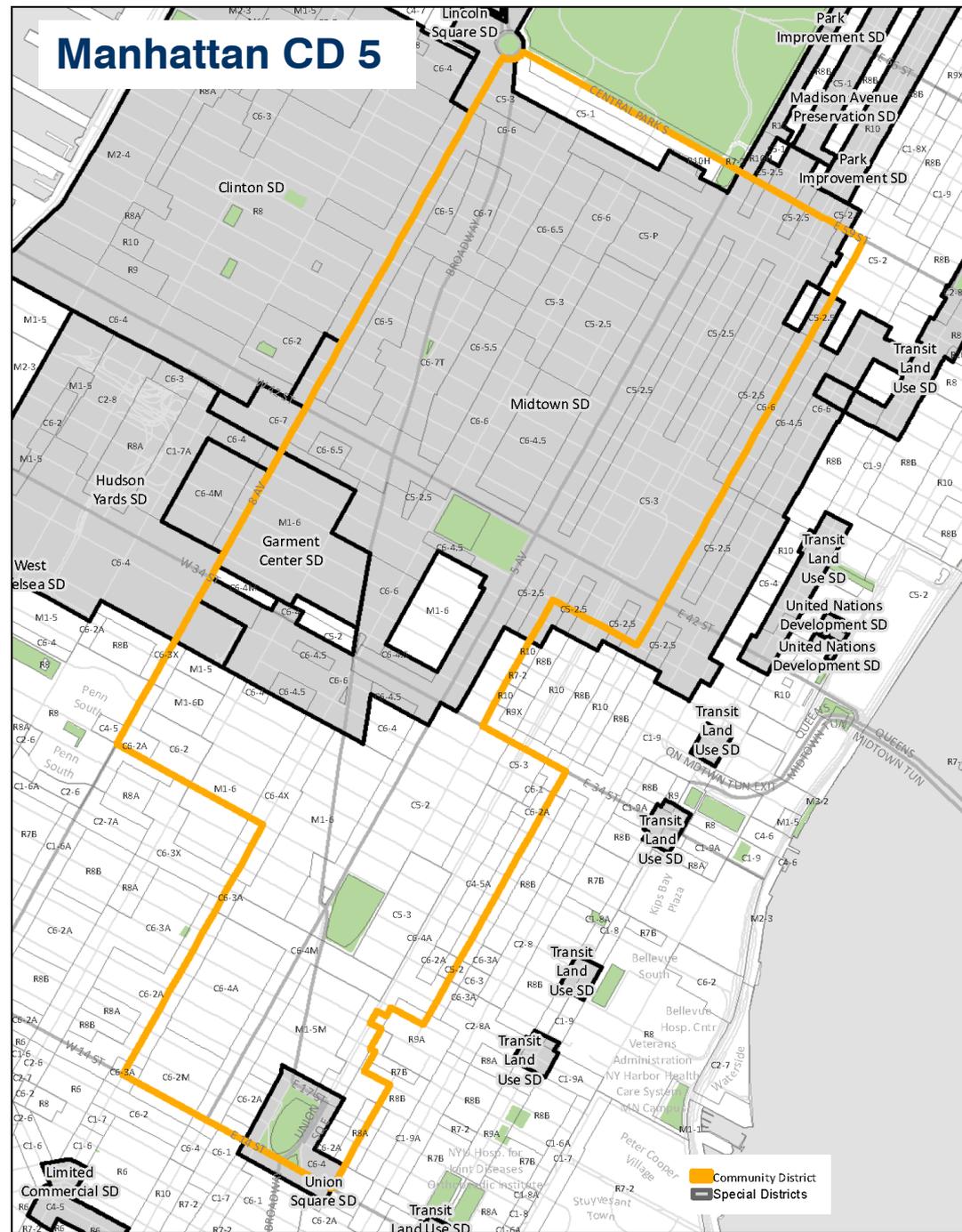
Zoning Special Districts

The **Garment Center Special District** is intended to maintain opportunities for manufacturing uses in designated Preservation Areas.

ZQA proposes no changes to the special district's regulations which include use and bulk controls.

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

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



Zoning Special Districts

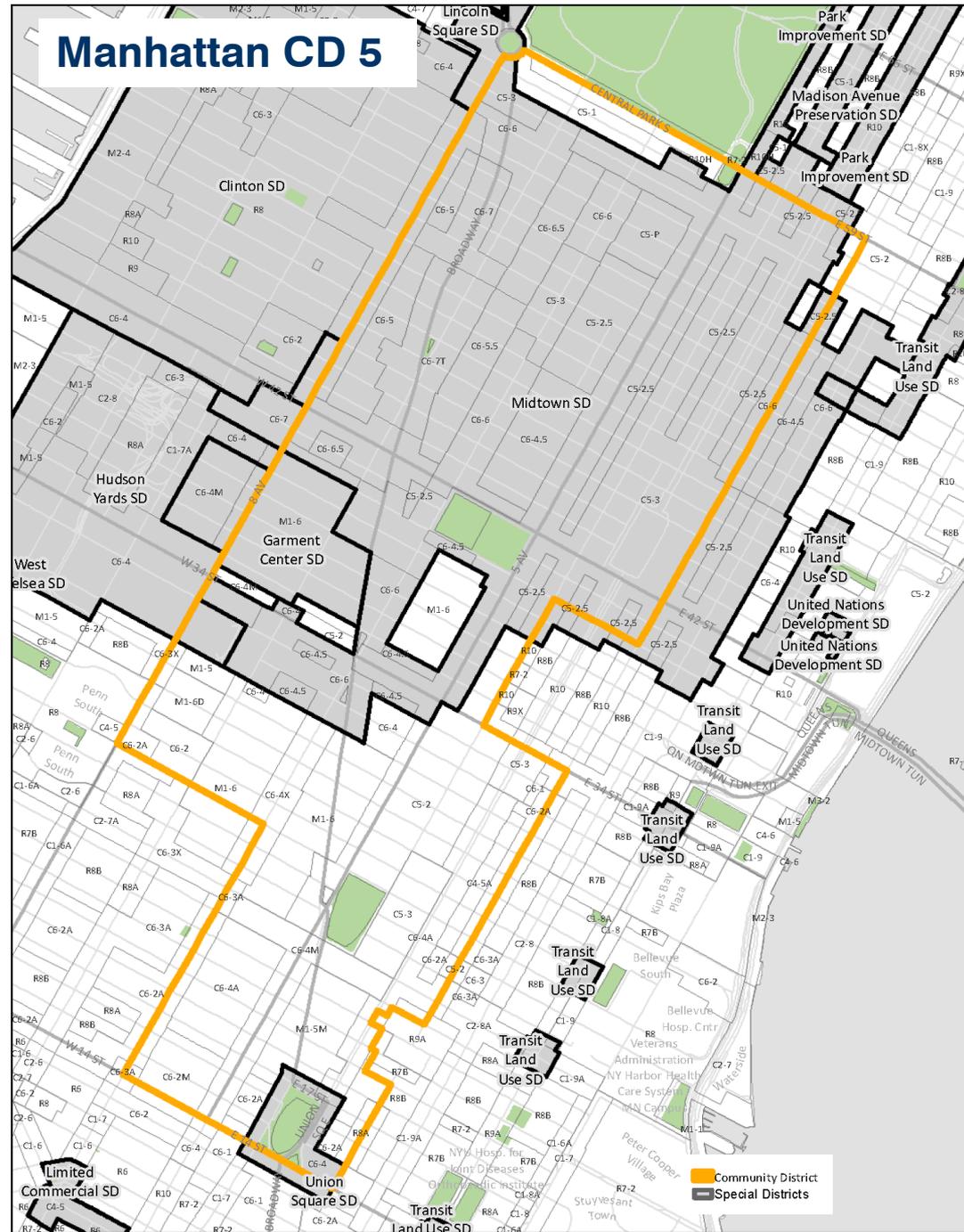
The **Union Square Special District** is intended to revitalize the area around Union Square by encouraging mixed-use development. The district includes special regulations for use and bulk. ZQA proposes the following changes:

- ZR 118-43 – updates to the ground floor transparency and use requirements to bring in line with rules Citywide.
- ZR 118-51 – remove the requirement for double-glazed windows to bring in line with rules Citywide.

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:

- Modifications to street wall and maximum heights in the R8A and R9 districts in Western Subarea C2 and the C6-3X district in the Excluded Area
- Provisions for design flexibility (such as court and density factor regulations)
- Provisions for constrained lots (such as shallow lot regulations)

Manhattan CD 5



Community District
Special Districts

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.

