

# HOUSING NEW YORK: Zoning for Quality and Affordability

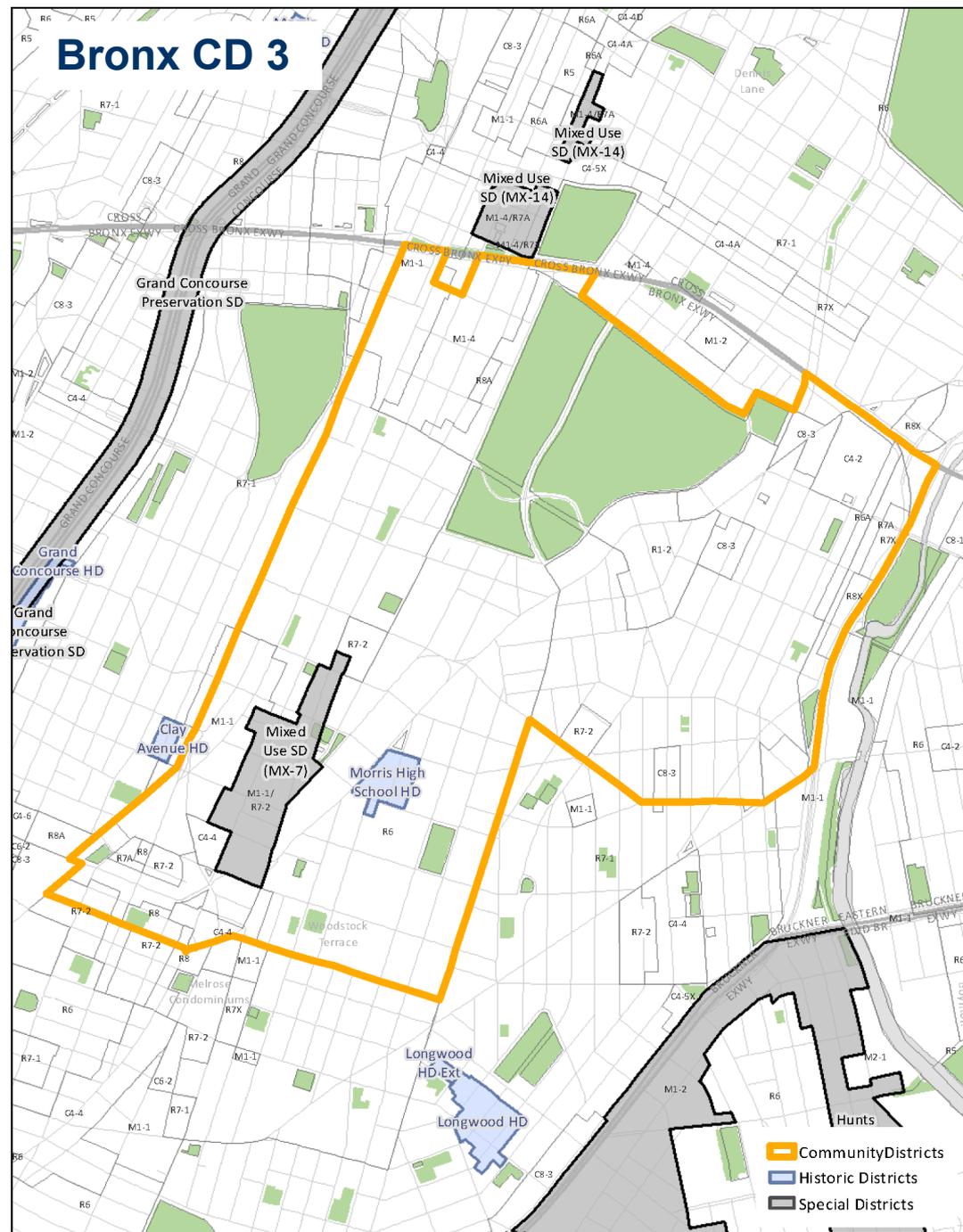
COMMUNITY DISTRICT PROFILE

**Bronx CD 3**

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

## **Applicability in Bronx CD 3**

- **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**
- **Other Reference Maps**
  - Historic Districts
  - FRESH Program Area



- Community Districts
- Historic Districts
- 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.

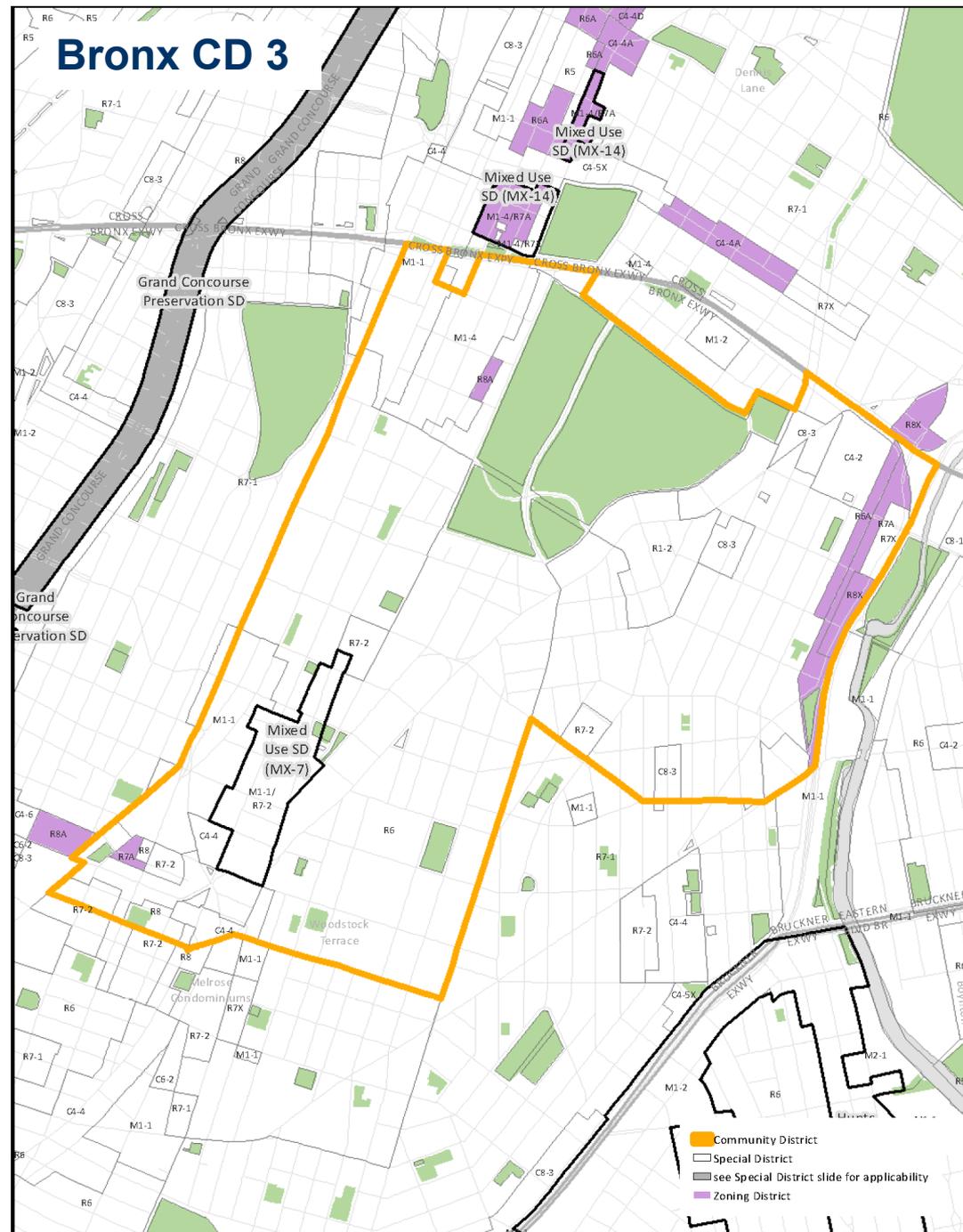
**APPLICABILITY:** Residential development in moderate and high density zoning districts and their commercial district equivalents.

# Contextual Districts: Basic Residential changes

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

## Basic Residential Modifications

Residential Equivalent	Zoning District	Existing Max Height	Basic Proposed Stories	Basic Height Difference
R6A	R6A	70'	75' (7)	5'
R7A	R7A	80'	85' (8)	5'
R8A	R8A	120'	125' (12)	5'
R8X	R8X	150'	155' (15)	5'



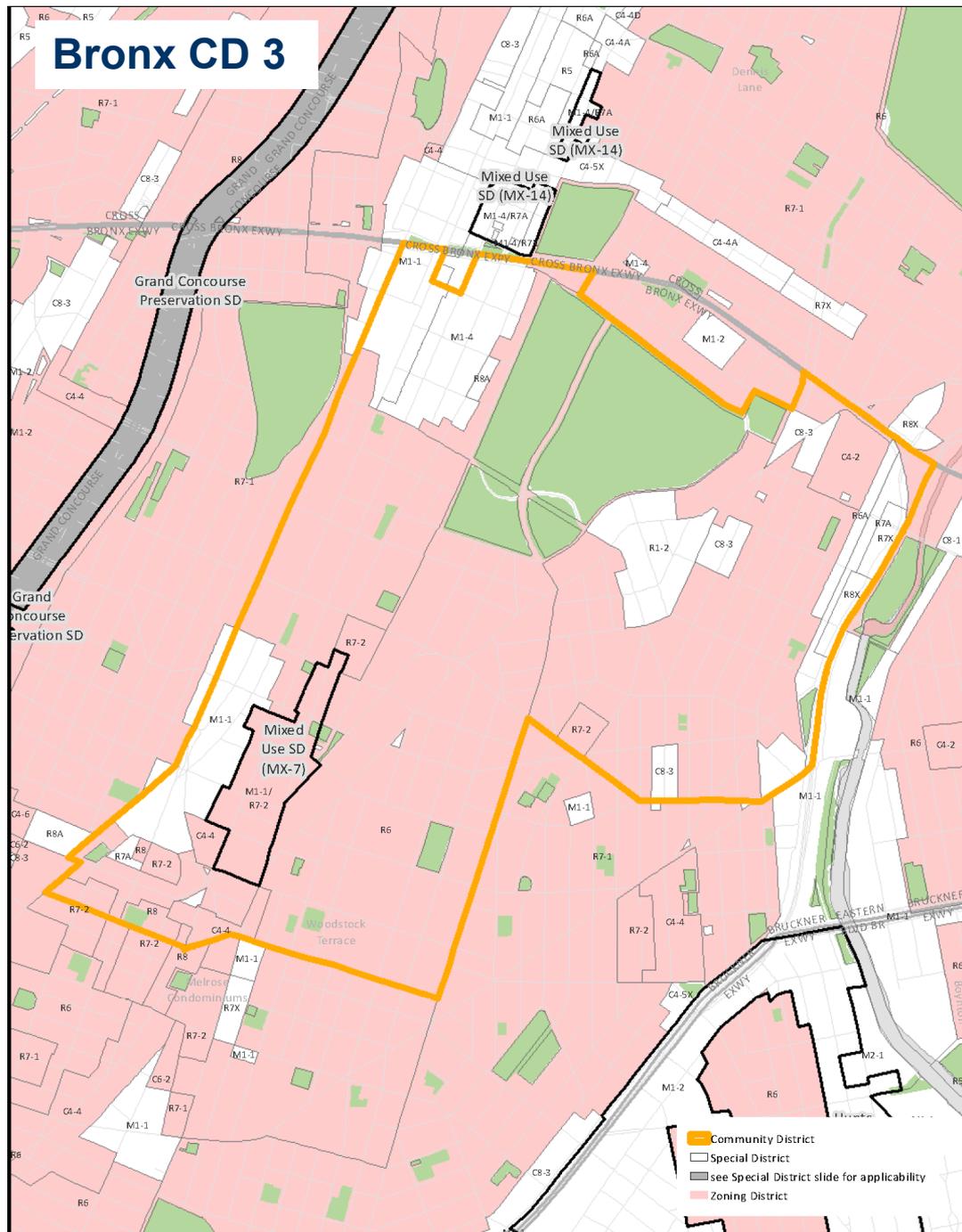
# Non-Contextual Districts: Basic Residential changes

- 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
<b>R6 (wide)</b>	C4-2	70'	75' (7)	5'
	R6	70'	75' (7)	5'
<b>R7-1 (wide)</b>	R7-1	80'	85' (8)	5'
<b>R7-2 (wide)</b>	C4-4	80'	85' (8)	5'
	M1-1/R7-2	80'	85' (8)	5'
	R7-2	80'	85' (8)	5'
<b>R8 (narrow)</b>	R8	105'	125' (12)	20'
<b>R8 (wide)</b>	R8	120'	145' (14)	25'

\* 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 developments have found it especially difficult to fit permitted floor area in existing envelopes. Where zoning allows additional floor area for affordable or senior housing, the proposal will provide flexibility to fit all permitted floor area without compromising housing quality.

**APPLICABILITY:** Inclusionary housing development in designated moderate and high density zoning districts and their commercial district equivalents.



# 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.

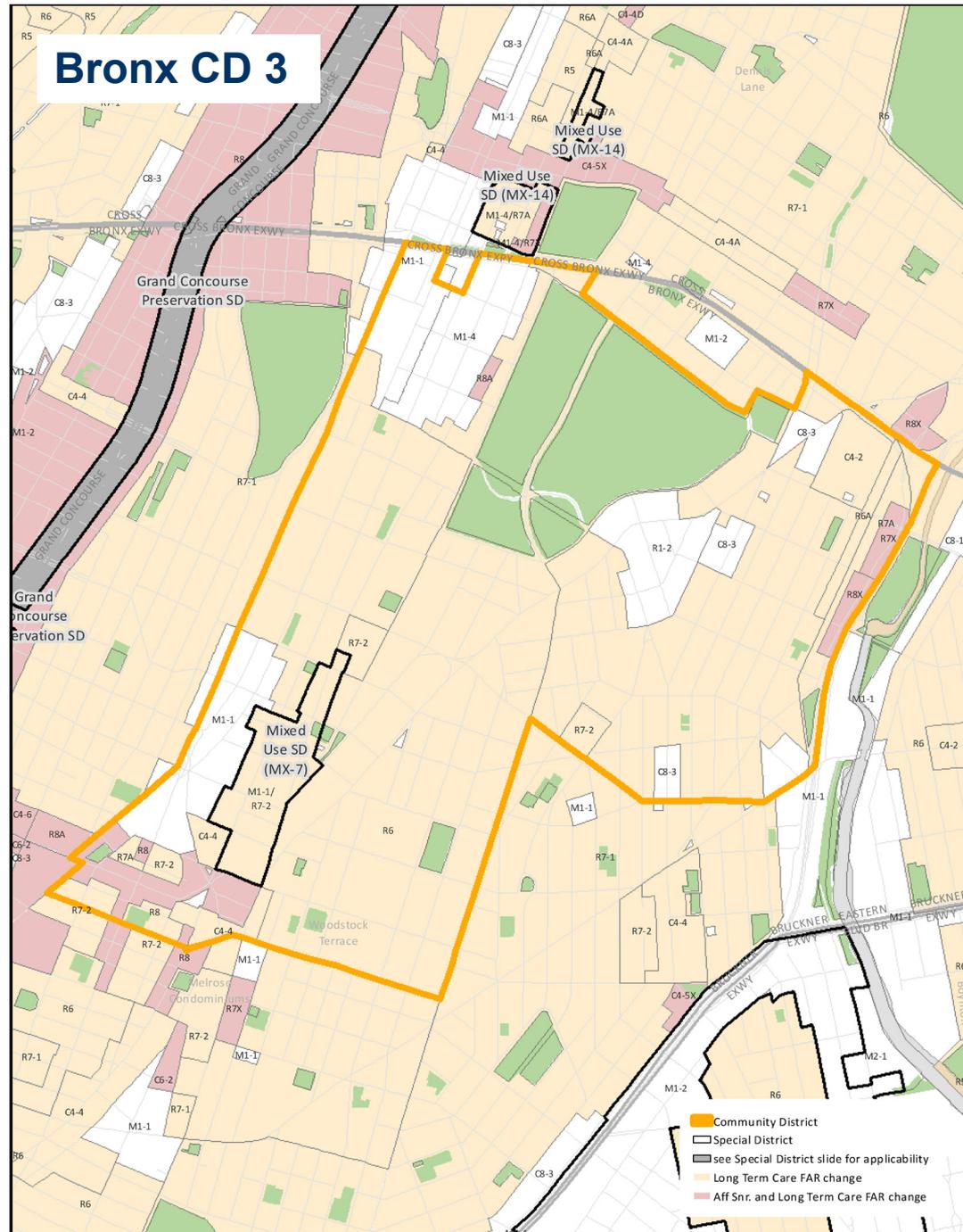
**APPLICABILITY:** Affordable Independent Residences for Seniors (AIRS) and Long Term Care Facilities (LTCF) in R3-R10 zoning districts and their commercial district equivalents.

# 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)
R6	C4-2	3.9	2.43	3.9
	R6	3.9	2.43	3.9
R6A	R6A	3.9	3	3.9
R7	C4-4	5.01	3.44	5.01
	M1-1/R7-2	5.01	3.44	5.01
	R7-1	5.01	3.44	5.01
	R7-2	5.01	3.44	5.01
R7A	R7A	5.01	4	5.01
R7X	R7X	5.01	5	6
R8	R8	6.02	6.02	7.2
R8A	R8A	6.02	6.02	7.2
R8X	R8X	6.02	6.02	7.2

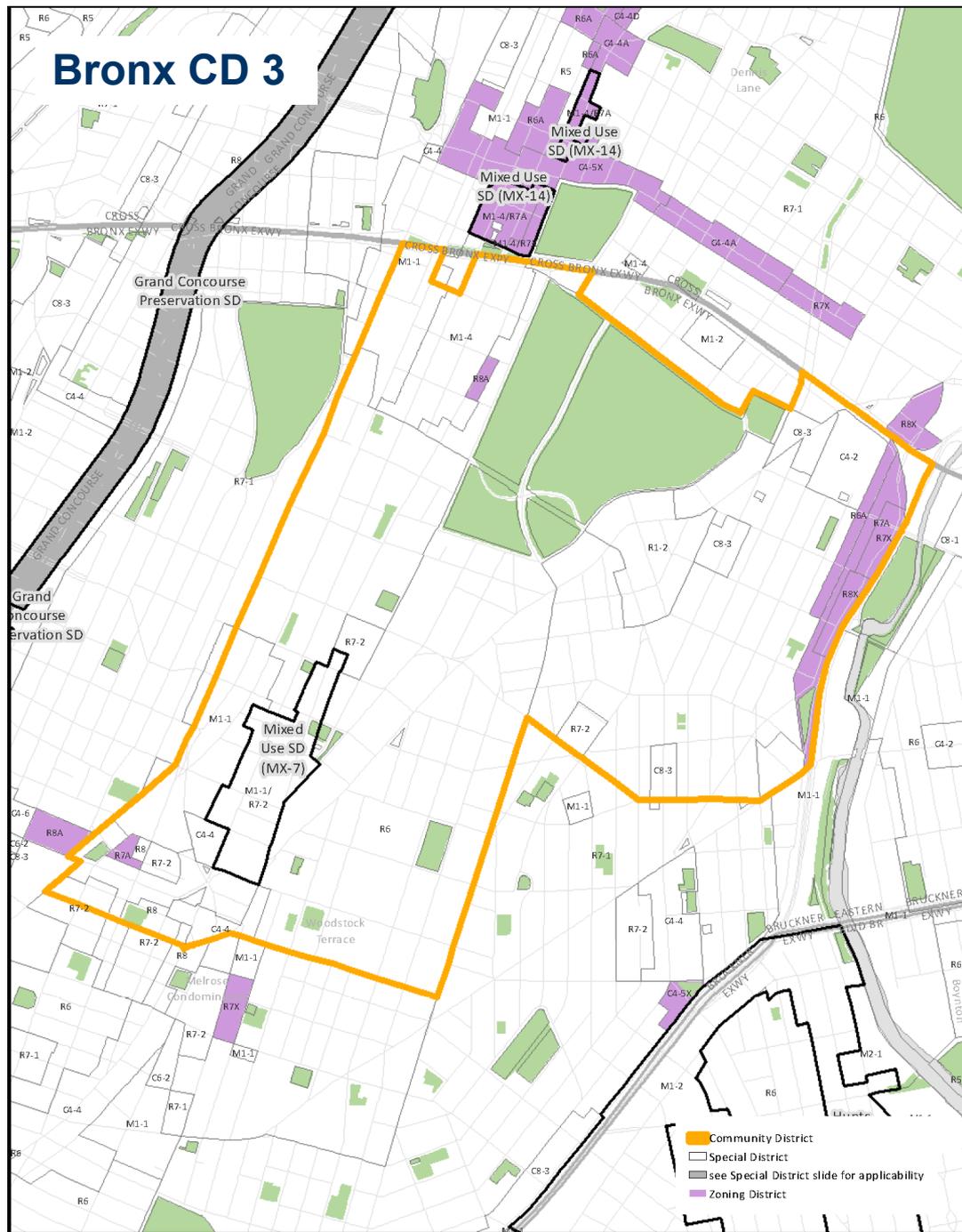
## Bronx CD 3



# 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.

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)
R7X	R7X	125' (12)	145' (14)	20' (2)
R8A	R8A	125' (12)	145' (14)	20' (2)
R8X	R8X	155' (15)	175' (17)	20' (2)





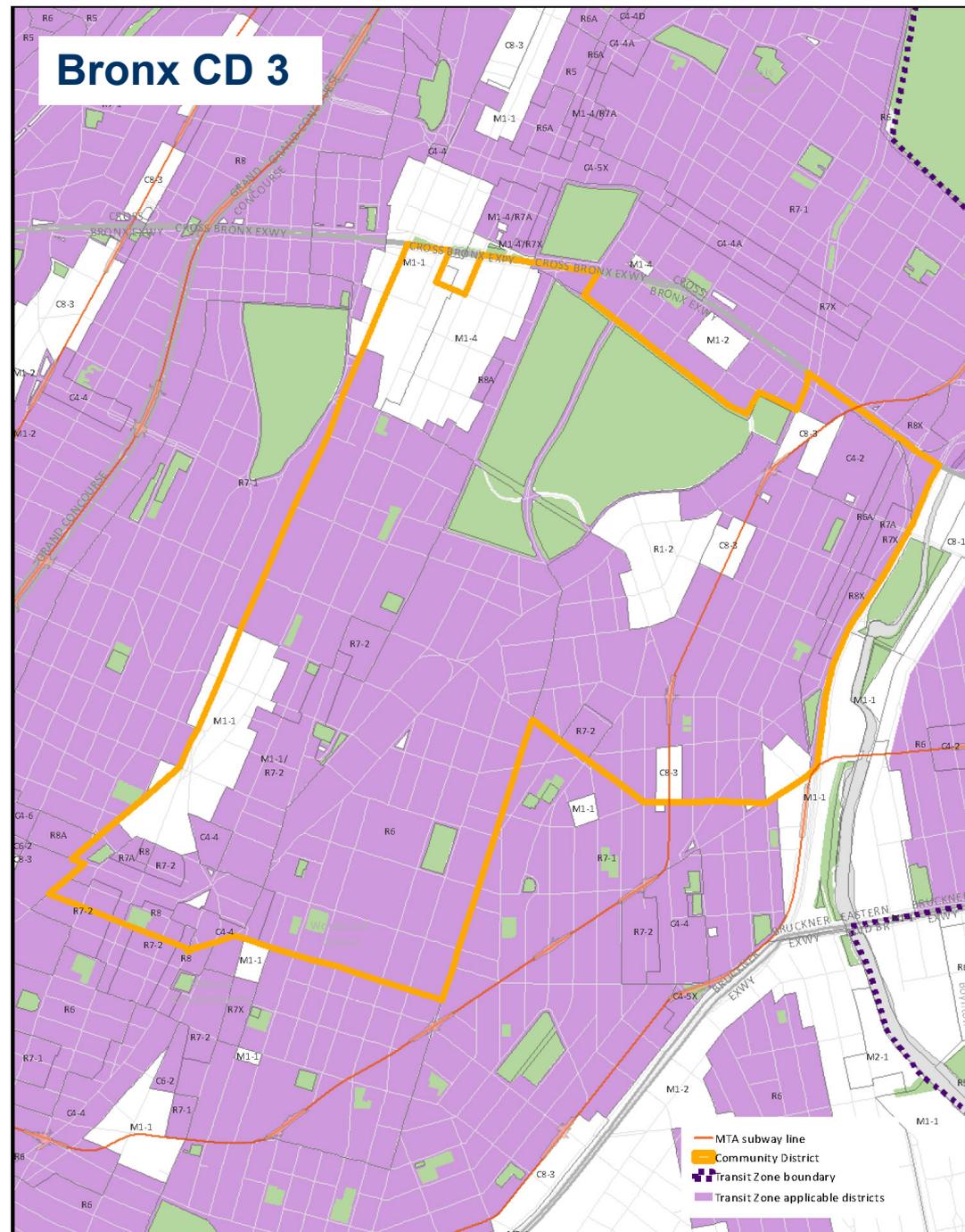
# Transit Zone parking changes

**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

- All multifamily residential zoning districts in Bronx CD3 are in the proposed Transit Zone.
- To encourage senior and affordable housing, unnecessary and costly 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



# 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.



