

# HOUSING NEW YORK: Zoning for Quality and Affordability

COMMUNITY DISTRICT PROFILE

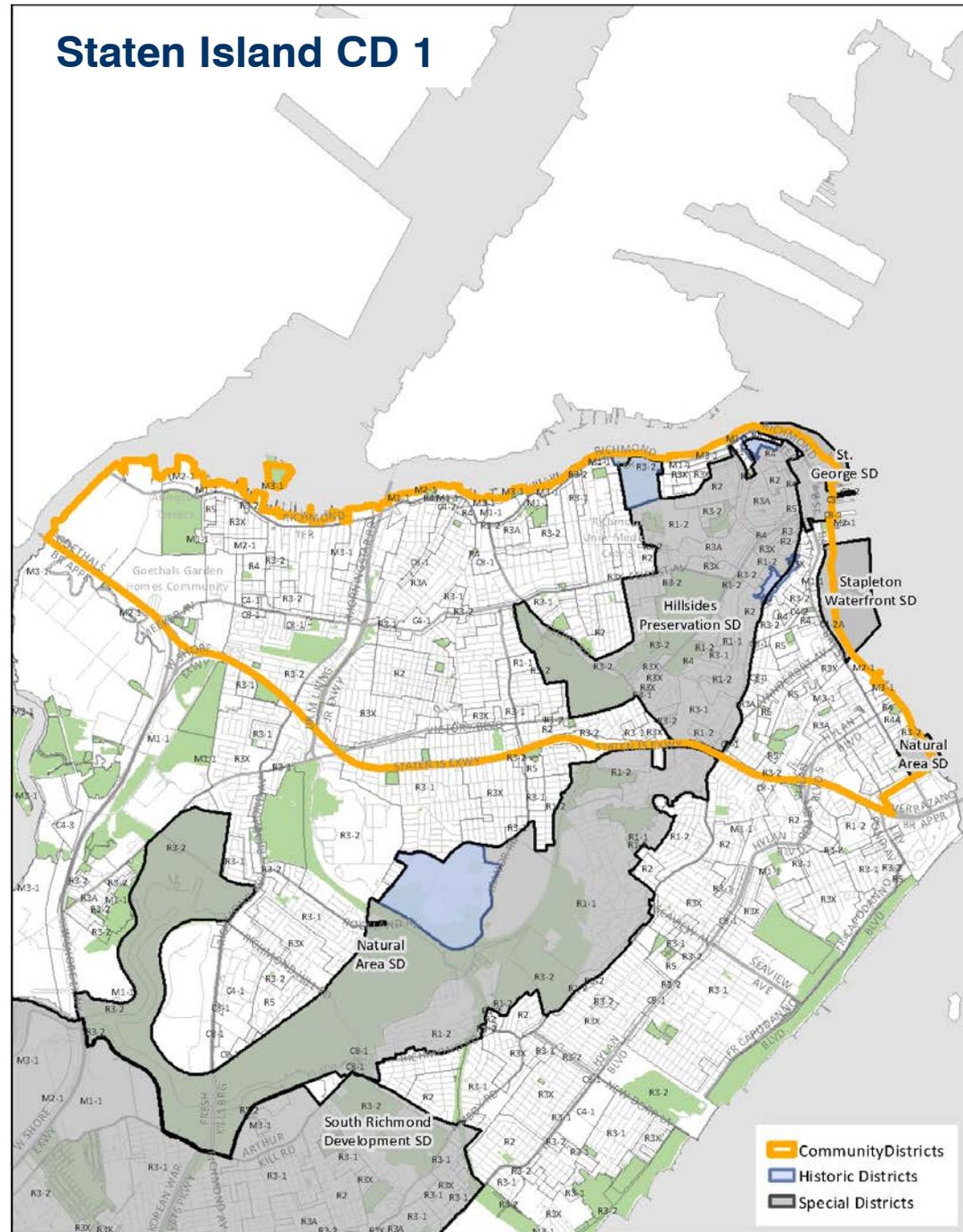
## Staten Island CD 1

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

## **Applicability in Staten Island CD 1**

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

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# 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'

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

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▬ Community District  
 Special District  
 see Special District slide for applicability  
 Zoning District

# 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.

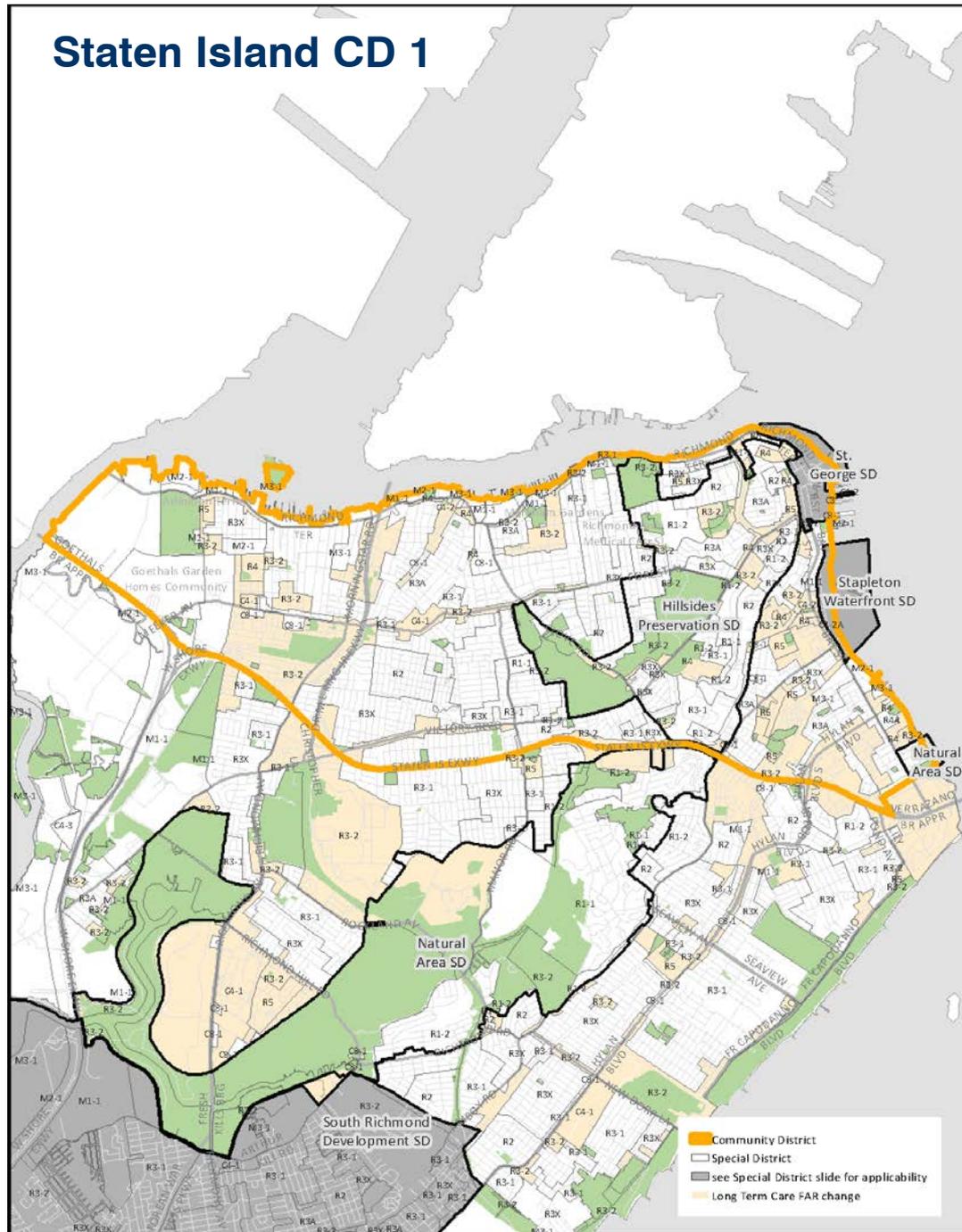
**APPLICABILITY:** Affordable Independent Residences for Seniors (AIRS) and Long Term Care Facilities (LTCF) in R3-R10 zoning districts and their commercial district equivalents.

# 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
				Aff. Ind. Residences for Seniors and Long Term Care (FAR)
R3-2	C3	0.95	0.5	0.95
	R3-2	0.95	0.5	0.95
R4	R4	1.29	0.75	1.29
R5	C4-1	1.95	1.27	1.95
	R5	1.95	1.27	1.95
R6	C4-2	3.9	2.43	3.9
	R6	3.9	2.43	3.9
R6A	C4-2A	3.9	3	3.9

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# 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.

			Senior Modifications	
Res. Equiv.	Zoning District	Existing Height (stories)	AIRS and LTCF Proposed (Stories)	AIRS and LTCF Height Difference
R6A	C4-2A	75' (7)	85' (8)	10' (1)

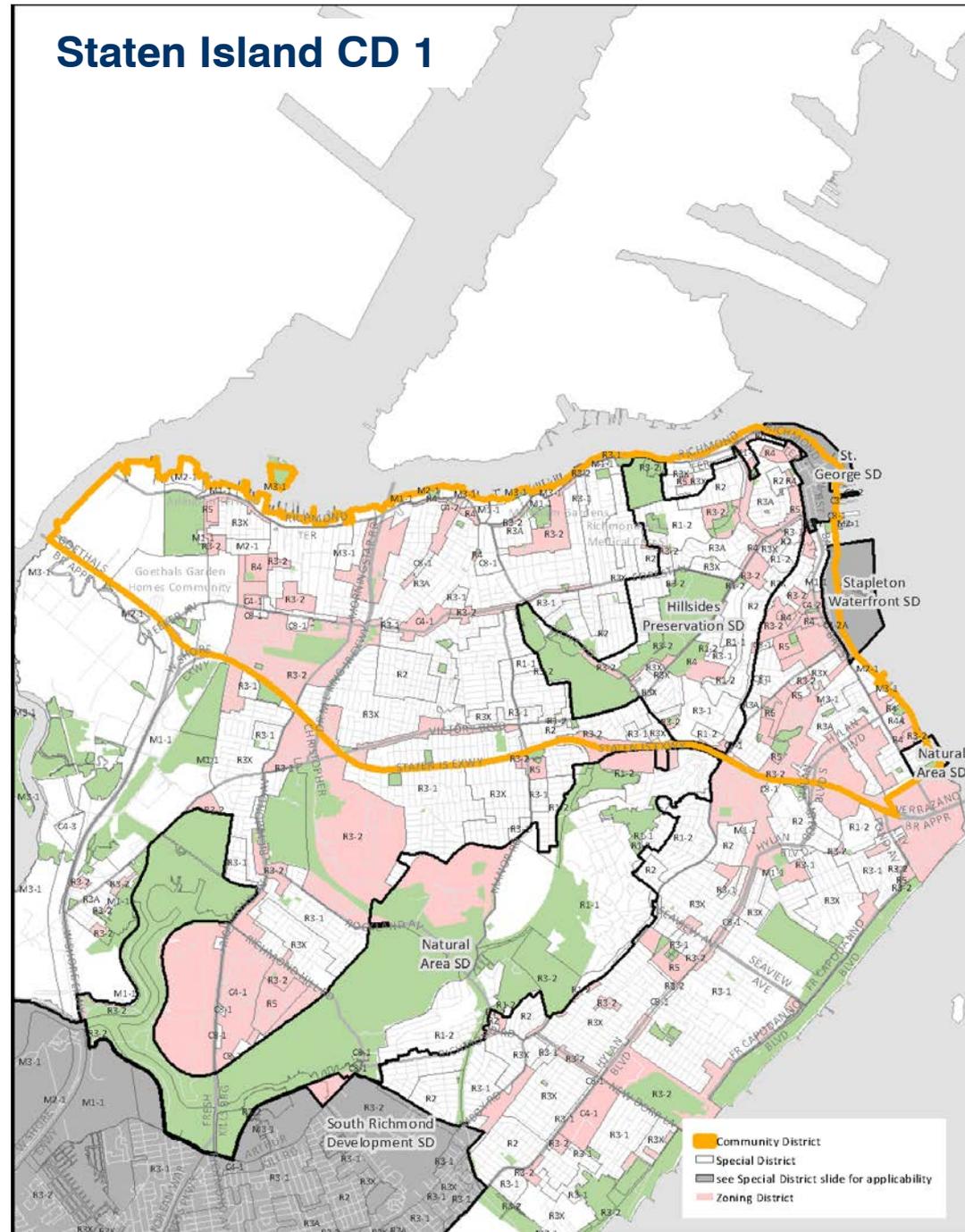
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# Affordable Senior Housing and Long Term Care: Non-Contextual districts

- 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.



# 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 **St. George Special District** is intended to support a pedestrian-friendly business and residence district in a unique hillside waterfront community. The district includes special regulations for use and bulk, improvements and parking. ZQA proposes the following changes:

- ZR 128-11, -12 – updates to the ground floor transparency and use requirements to bring in line with rules Citywide.
- ZR 128-22 – updates the corner lot coverage rules for buildings to bring in line with rules Citywide.
- ZR 128-33, -34 – updates the street wall and maximum heights in the Upland Subdistrict for the optional non-tower regulations to bring into line with the proposal for R6 districts.
- ZR 128-51 – Clarify that the underlying parking requirements for affordable housing and affordable senior housing are applicable.
- 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:
  - Provisions for design flexibility applicable in R6+ districts (such as court regulations)
  - Provisions for constrained lots applicable

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# Zoning Special Districts

The **Hillsides Preservation Special District** is intended to guide development in the steep slope areas of Staten Island's Serpentine Ridge. ZQA proposes no changes are proposed to the special district's regulations which include use, bulk and site plan 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 applicable in R6+ districts (such as court 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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Community District  
Special Districts

# 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.

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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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# 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.

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Community Districts  
Historic 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