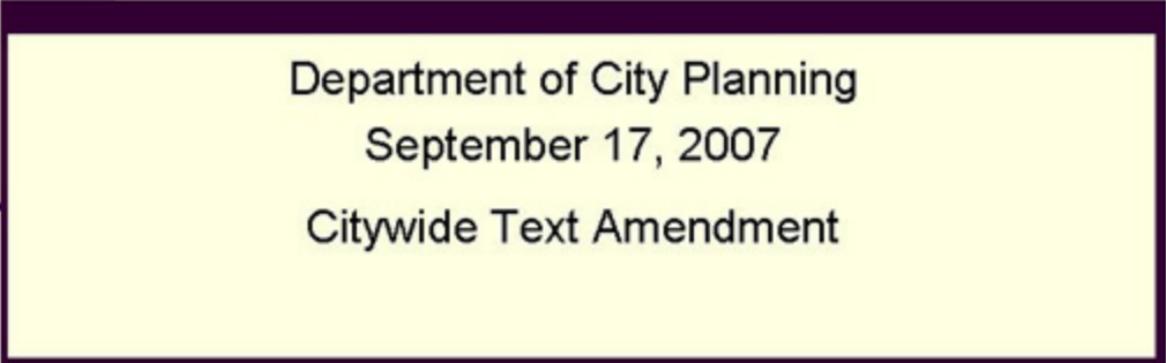




YARDS TEXT AMENDMENT



Department of City Planning
September 17, 2007
Citywide Text Amendment

GOALS AND OBJECTIVES

- Promote better site planning by ensuring that all residential developments are adequately served by sufficient yards and open space
- Require front yard landscaping to promote green and attractive streetscapes
- Help achieve PlaNYC goals by increasing open space and creating permeability requirements
- Address issues related to aesthetics and safety in front yards
- Extend benefits of certain Lower Density Growth Management Area regulations to all R1 through R5 Districts citywide.

FRONT YARD PLANTING

GOALS

- **Aesthetics**
 - Create more attractive streetscape by introducing minimum planting requirements
- **Mitigate stormwater run-off**
 - Permeable front yard surfaces absorb storm water that would otherwise drain to city sewer
- **Mitigate urban heat island effect**
 - Plantings reduce surrounding temperatures



Existing



Proposed

FRONT YARD PLANTING

Existing Conditions (Detached Example)



PAVED



LANDSCAPED

FRONT YARD PLANTING

Existing Conditions (Semi-Detached Example)



PAVED



LANDSCAPED

FRONT YARD PLANTING

Existing Conditions (Attached Example)



PAVED



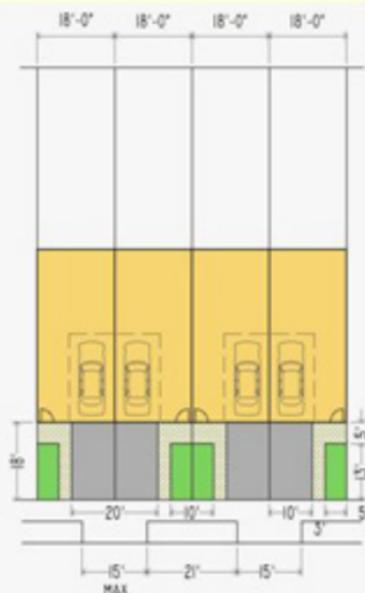
LANDSCAPED

FRONT YARD PLANTING PROPOSAL

- All residential buildings in R1 – R5 districts
- Establish a planting requirement for a minimum percentage of the area of the zoning lot between the street line and the street wall of a building and its prolongation.
- | <u>Street Frontage</u> | <u>Percentage</u> |
|------------------------|-------------------|
| <20 feet | 20% |
| 20 - <35 feet | 25% |
| 35 - <60 feet | 30% |
| 60 or greater | 50% |
- On corner lots and through lots, the minimums would have to be met on each street frontage.
- For rowhouses on tax lots, the minimums would have to be met in front of each rowhouse.
- Planting would be defined as: “any combination of grass, groundcover, shrubs, trees or other living plant material”

ANALYSIS OF LOT WIDTHS

LESS THAN 20' WIDE

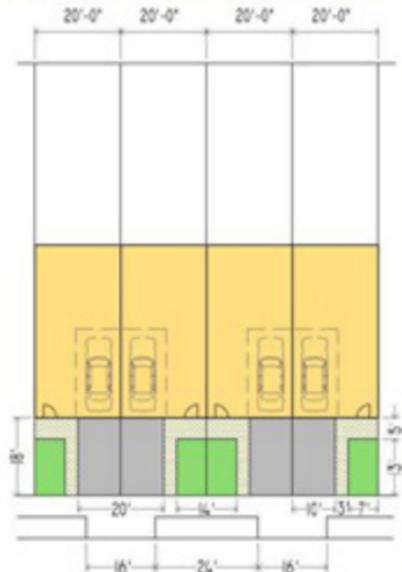


324 SF FRONT YARD
Paved: 259 SF (80%)
Planted: 65 SF (20%)

PROPOSAL:

20% minimum planting requirement

20' TO LESS THAN 35' WIDE



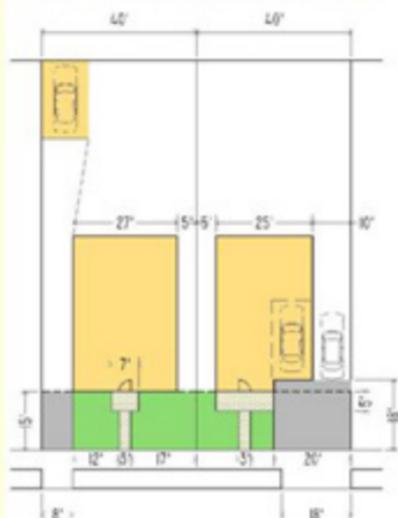
360 SF FRONT YARD
Paved: 269 SF (75%)
Planted: 91 SF (25%)

PROPOSAL:

25% minimum planting requirement

ANALYSIS OF LOT WIDTHS

35' TO LESS THAN 60'



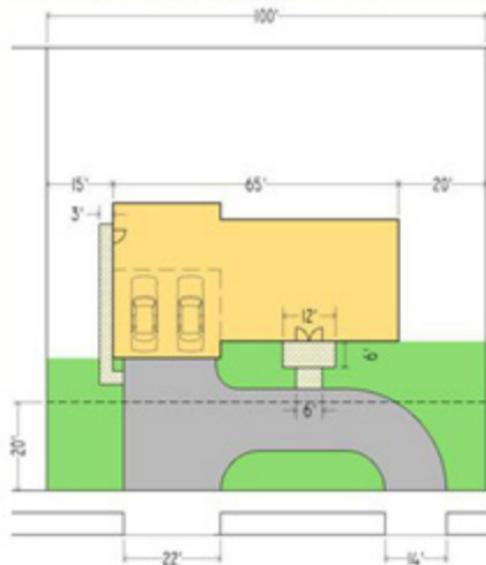
600 SF FRONT YARD
Paved: 185 SF (31%)
Planted: 415 SF (69%)

600 SF FRONT YARD
Paved: 465 SF (70%)
Planted: 195 SF (30%)

PROPOSAL:

30% minimum planting requirement

60' OR GREATER



3,227 SF FRONT YARD
Paved: 1,553 SF (48%)
Planted: 1,674 SF (52%)

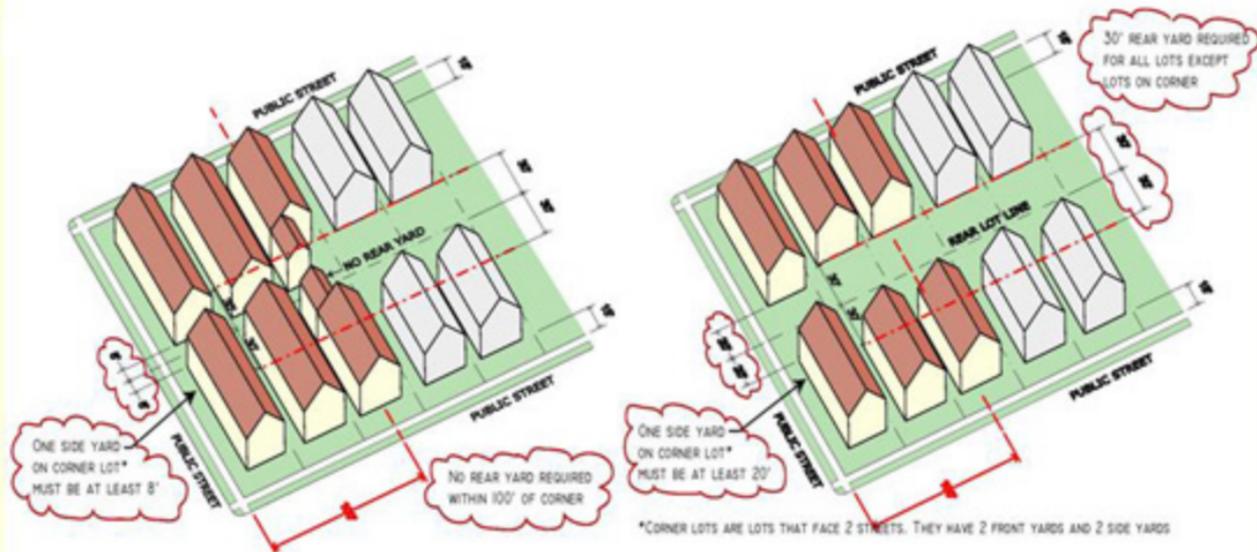
PROPOSAL:

50% minimum planting requirement

Apply Certain LDGMA Rules to all R1-R5 Districts Citywide

Rear & Side Yards on Zoning Lots

Rear & Side Yards on Zoning Lots

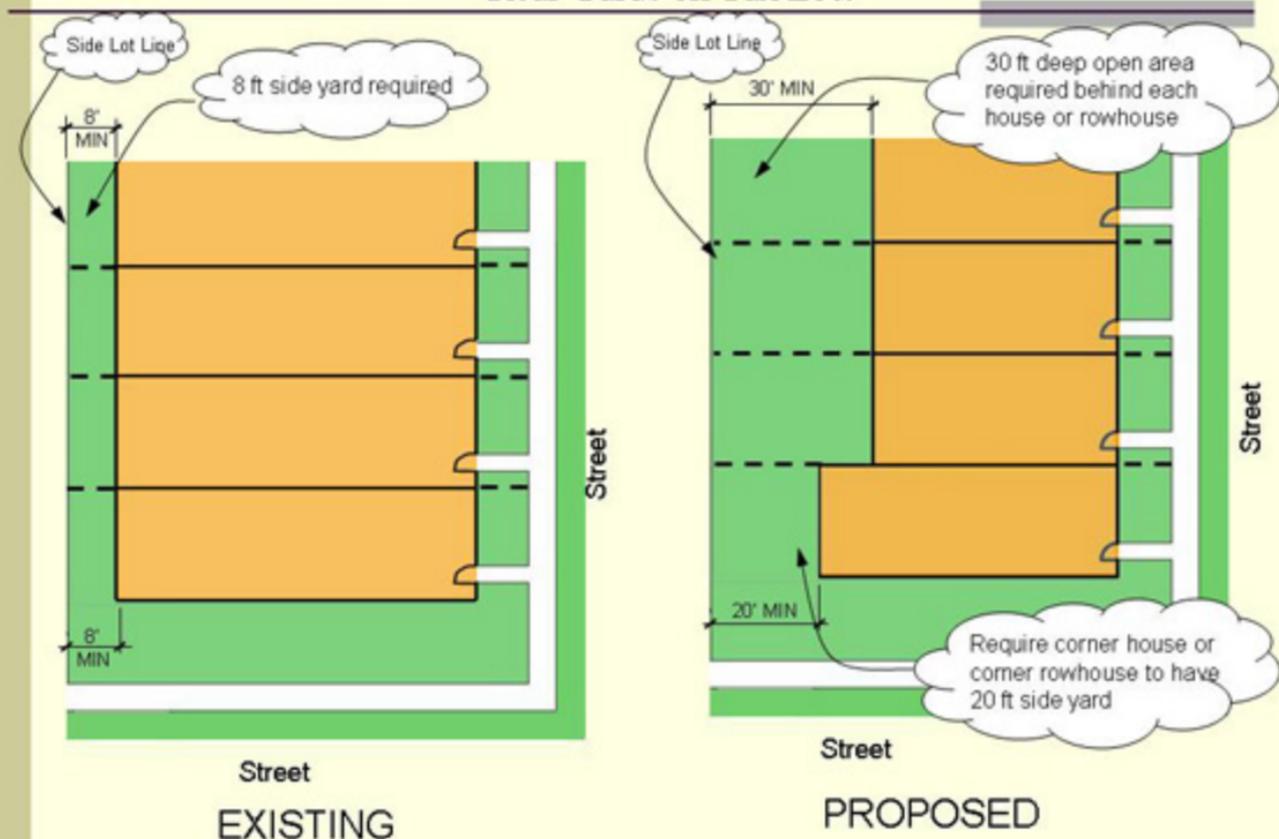


EXISTING REQUIREMENTS

PROPOSED REQUIREMENTS

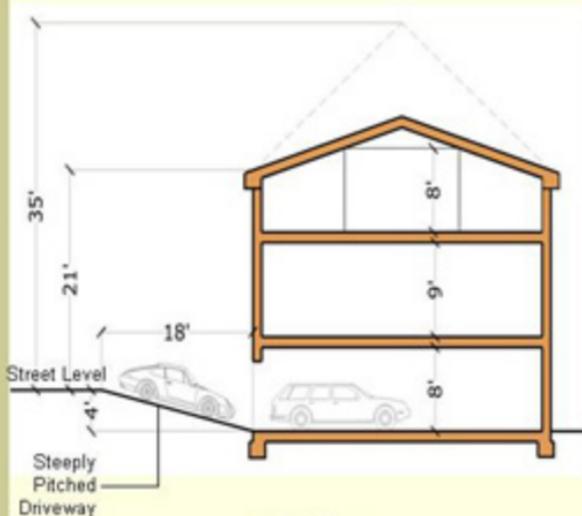
Apply Certain LDGMA Rules to all R1-R5 Districts Citywide

Rear Yards on Tax Lots



Apply Certain LDGMA Rules to all R1-R5 Districts Citywide

Driveway Slope



Existing:

No limit on driveway slope

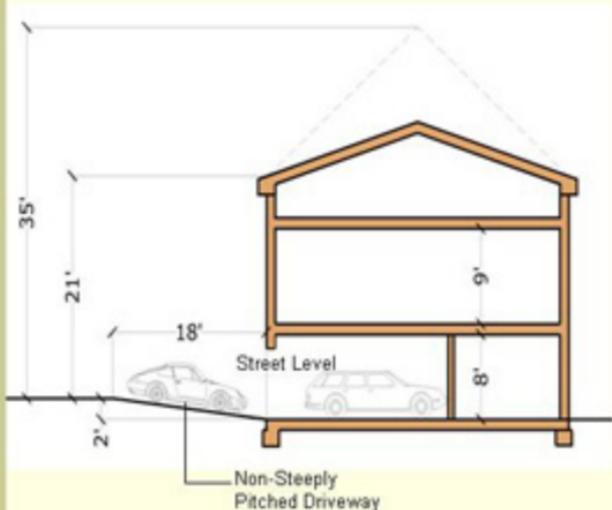
This creates:

- Visibility and Maneuverability issues
- Parking space less likely to be used because of difficulty to access

Apply Certain LDGMA Rules to all R1-R5 Districts Citywide

Districts Citywide

Driveway Slope



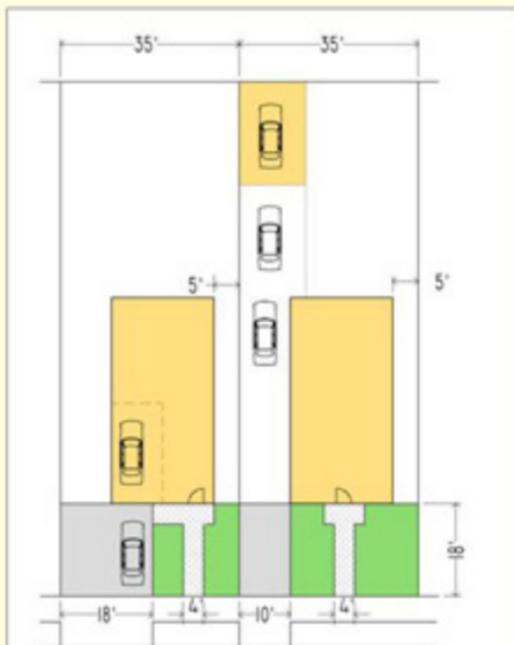
Proposed:
Limit driveway slope to 11%

ENCOURAGE REAR YARD GARAGES



- Long driveways provide ample off-street parking
- Driveways along side lot line maximize front yard planting
- Extend existing floor area bonus for rear yard garages from R3-2, R4, and R5 non-contextual districts to all R3, R4, and R5 districts
- Increase floor area bonus from 100 square feet to up to 300 square feet

ENCOURAGE REAR YARD GARAGES



630 SF FRONT YARD

Paved: 414 SF (66%)

Planted: 216 SF (34%)

630 SF FRONT YARD

Paved: 268 SF (42%)

Planted: 362 SF (68%)

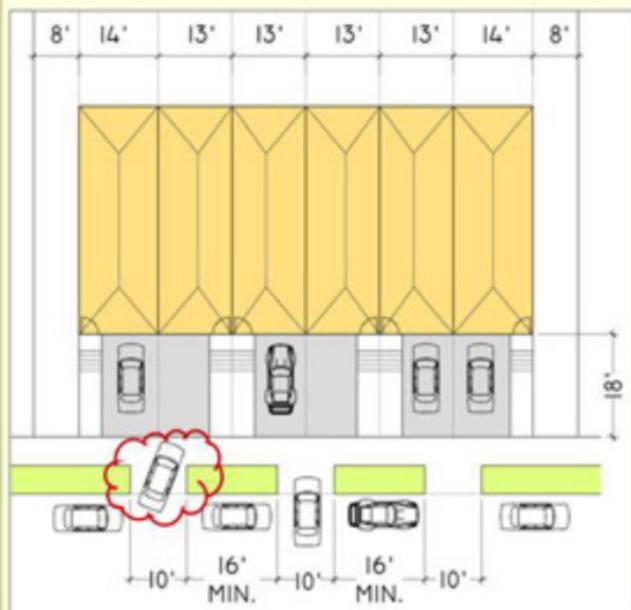


Minimum ability to plant front yard



Maximum ability to plant front yard

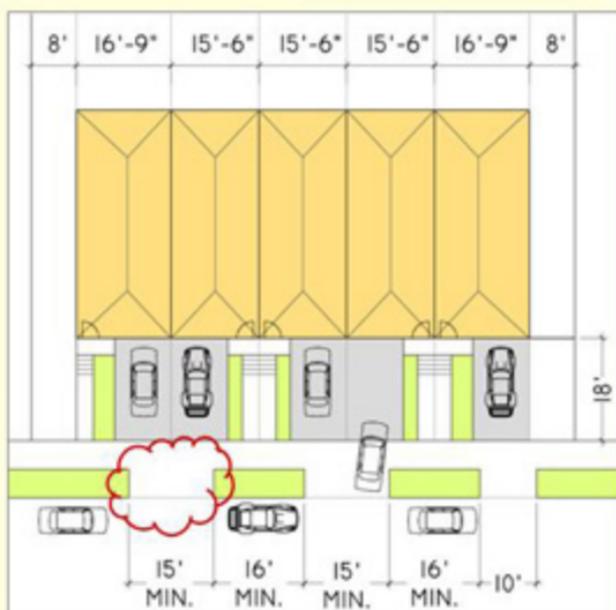
CURB CUT WIDTH FOR PAIRED DRIVEWAYS



Existing: No Minimum width of curb-cut (Maximum 15').

Results in driveways that are difficult to access

Results in lot widths that are too narrow to accommodate the new planting requirements



Proposed: Minimum width 15' (Maximum 18')

Assures adequate access to parking spaces.

This reflects the original intention of the CPC when it adopted Lower Density Contextual Zoning in 1989

REAR YARDS ON ZONING LOTS WITH MULTIPLE REAR LOT LINES



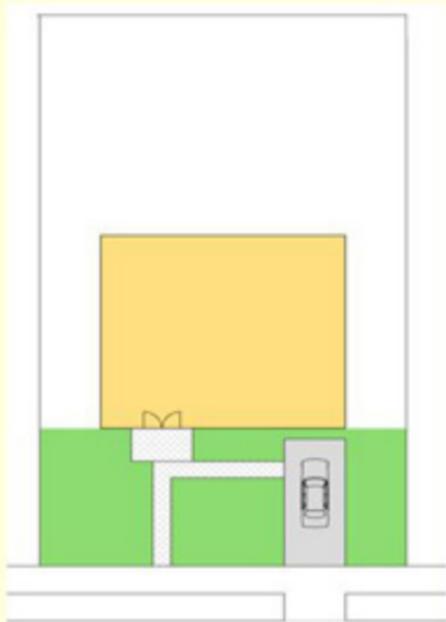
- Existing rules are ambiguous and the BSA has ruled that only one rear yard is required on a zoning lot. (East 83rd Street BSA ruling)
- Text amendment will clarify rules for zoning lots with multiple rear lot lines

REAR YARDS ON LARGE CORNER LOTS



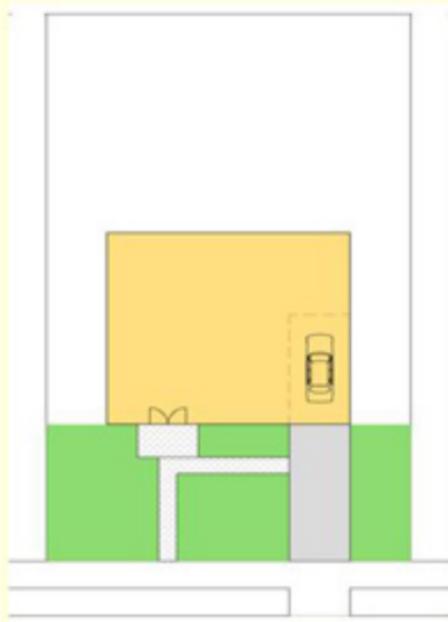
- Existing rules are ambiguous in regards to yards required on corner lots beyond 100 feet of a street line
- Text amendment will clarify rear yard rules for large corner lots

PROHIBIT REQUIRED PARKING IN FRONT YARDS IN R1 & R2 DISTRICTS



EXISTING

Required parking space can be in the front yard



PROPOSED

Required parking space must be located within a building or beyond the prolongation of the front wall of the building

PERMITTED OBSTRUCTIONS IN FRONT YARDS

FENCES and WALLS



EXISTING:

Fences and walls not exceeding 8 feet in height are permitted in front yards

PERMITTED OBSTRUCTIONS IN FRONT YARDS

FENCES and WALLS



PROPOSED:

Fences and walls would be limited to 4 feet in height in front yards

PERMITTED OBSTRUCTIONS IN FRONT YARDS

FENCES and WALLS



PROPOSED:

For corner lots, a fence or wall may be up to six feet in height within the portion of the front yard that is not between the street wall of the building and the street line

PERMITTED OBSTRUCTIONS IN FRONT YARDS

STEPS



EXISTING:

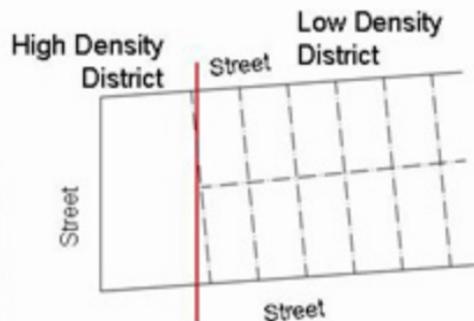
No limit on the height of steps in a front yard



PROPOSED:

Limit the height of steps in front yards to only access the first story or first story above a basement

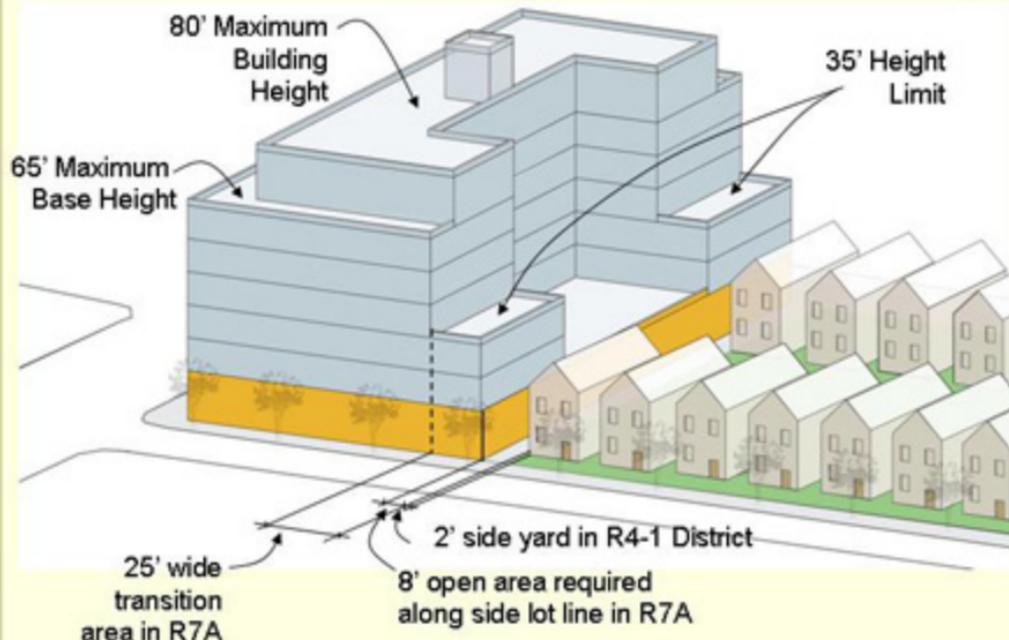
TRANSITION RULE (R7A / R4-1 EXAMPLE)



EXISTING:

Transition rule does not apply if district boundary is not coincident with zoning lot lines

TRANSITION RULE (R7A / R4-1 EXAMPLE)



PROPOSED:

Make transition rule applicable to any development in a high density district that is adjacent to a zoning lot in a low density district