

HOUSING NEW YORK: Zoning for Quality and Affordability

COMMUNITY DISTRICT PROFILE

Queens CD 12

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

Applicability in Queens CD 12

• Basic Residential Height Changes

- Contextual
- Non-Contextual

• Inclusionary Housing Height Changes

• Senior Housing FAR and Height Changes

- Contextual
- Non-Contextual

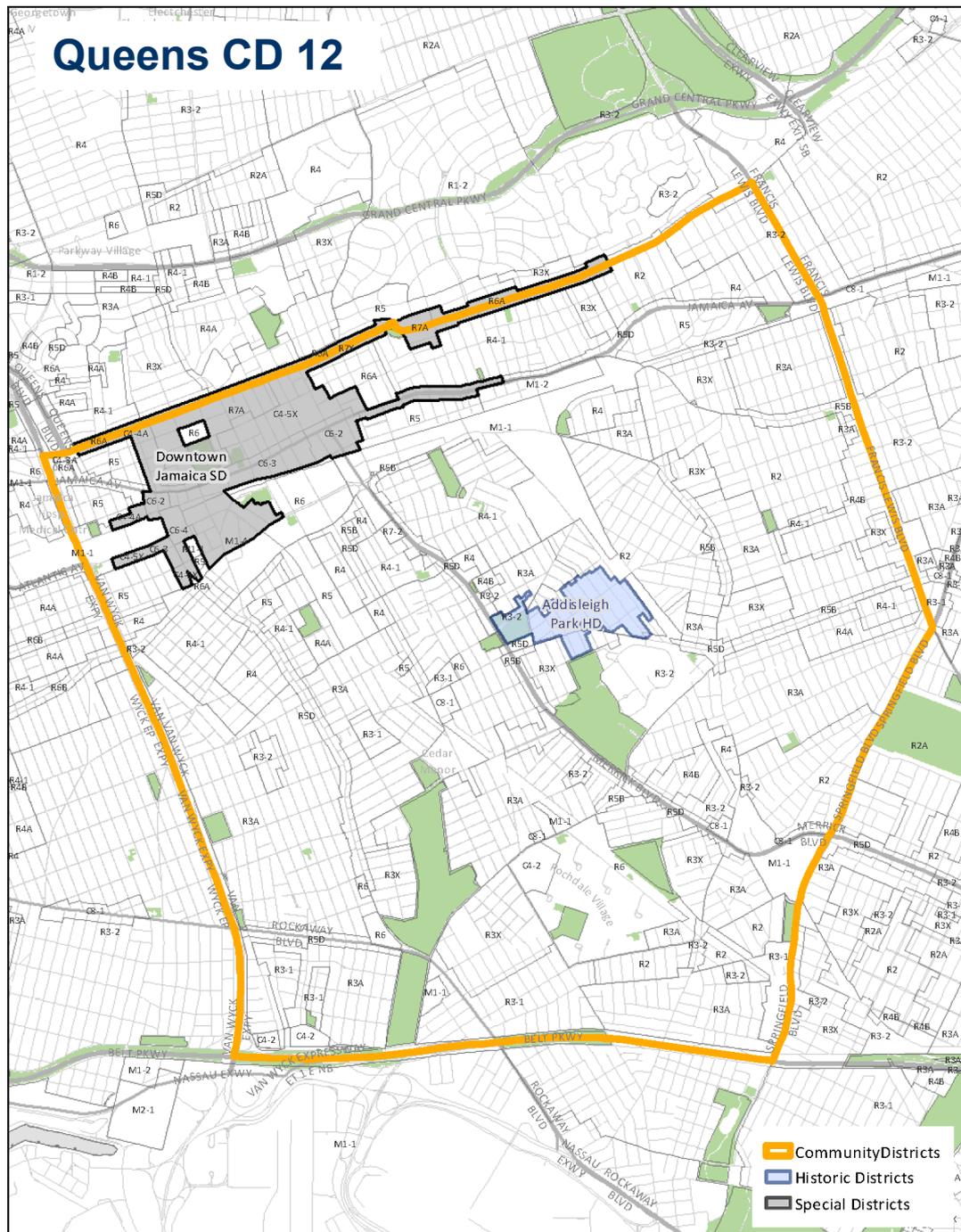
• Parking Changes:

- Transit Zone

• Zoning Special Districts

• Other Reference Maps

- Historic District
- FRESH Program
- Airport Zone



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.

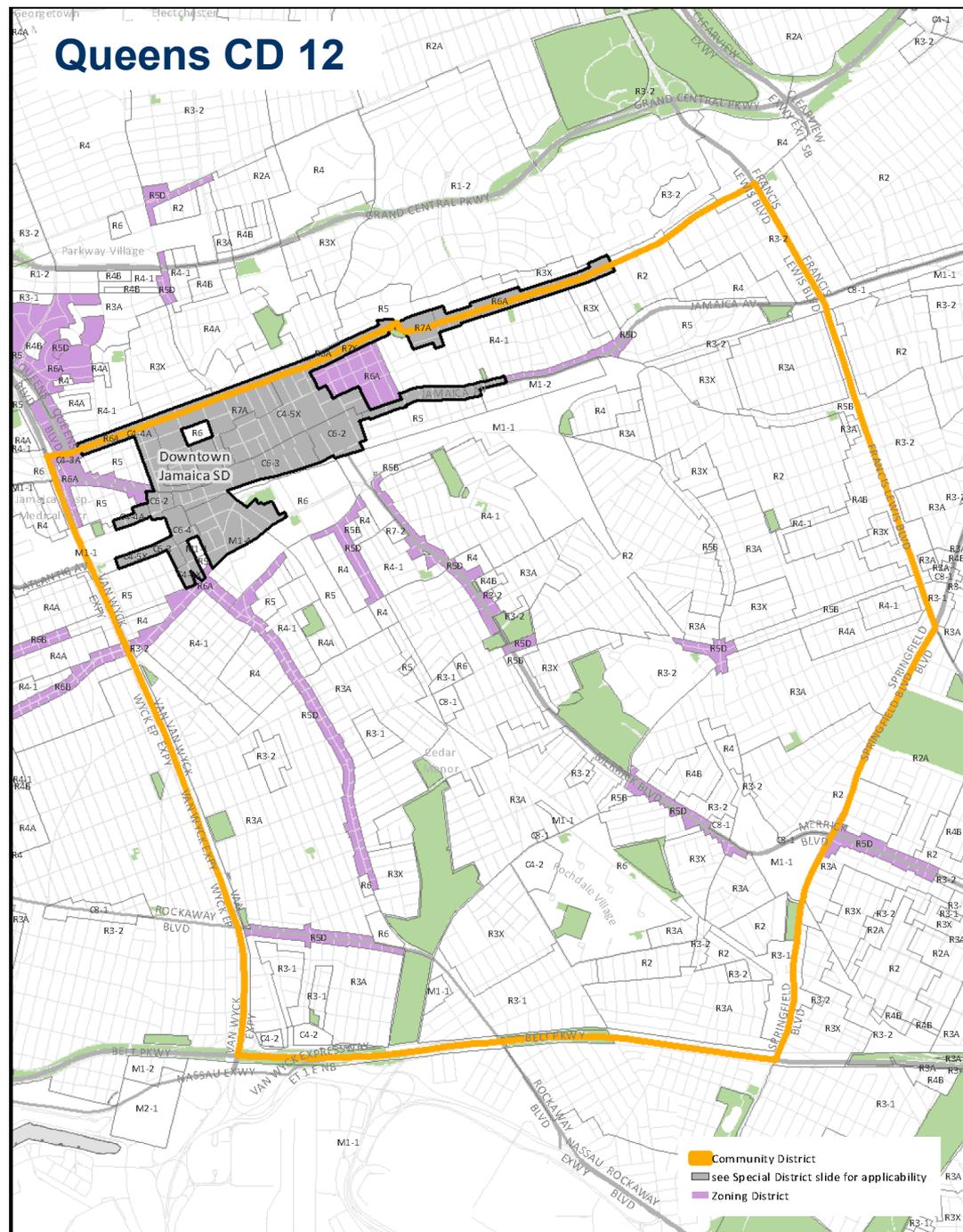
APPLICABILITY: Residential development in moderate and high density zoning districts and their commercial district equivalents.

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.

Res. Equiv.	Zoning District	Existing Max Height	Basic Modifications	
			Basic Proposed (Stories)	Basic Height Difference
R5D	R5D	40'	45' (4)	5'
R6A	C4-3A	70'	75' (7)	5'
	R6A	70'	75' (7)	5'
R6B	R6B	50'	55' (5)	5'

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

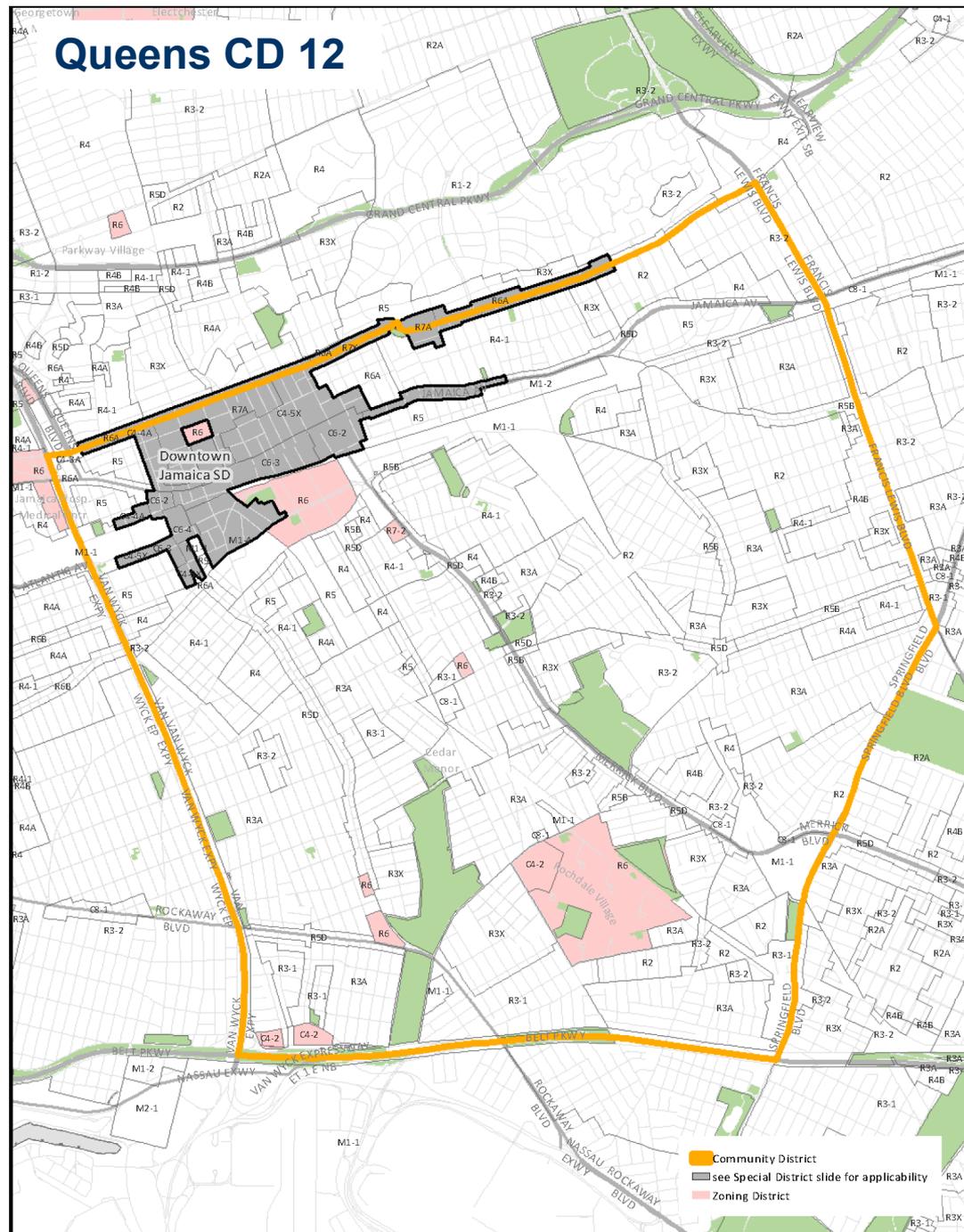
Non-Contextual Districts: Basic Residential changes

- 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'
R7-2 (narrow)	R7-2	75'	75' (7)	0'
R7-2 (wide)	R7-2	80'	85' (8)	5'

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

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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.

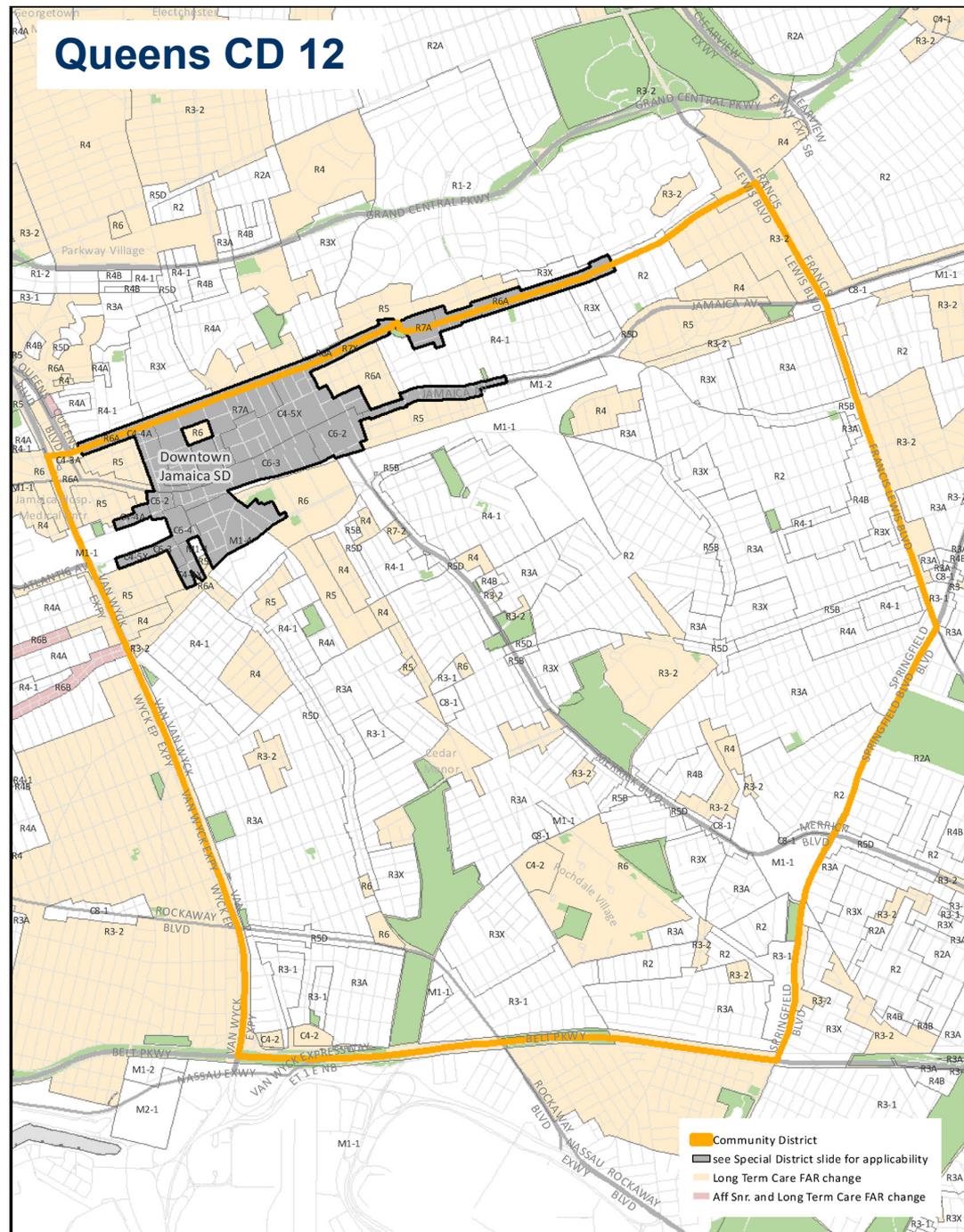
APPLICABILITY: Affordable Independent Residences for Seniors (AIRS) and Long Term Care Facilities (LTCF) in R3-R10 zoning districts and their commercial district equivalents.

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.

				PROPOSED
Res. Equiv.	Zoning District	Existing nonprofit residences for the elderly (FAR)	Existing Nursing Home and Health Related Facilities (FAR)	Aff. Ind. Residences for Seniors and Long Term Care (FAR)
R3-2	R3-2	0.95	0.5	0.95
R4	R4	1.29	0.75	1.29
R5	R5	1.95	1.27	1.95
R6	C4-2	3.9	2.43	3.9
	R6	3.9	2.43	3.9
R6A	C4-3A	3.9	3	3.9
	R6A	3.9	3	3.9
R6B	R6B	2	2	2.2
R7	R7-2	5.01	3.44	5.01

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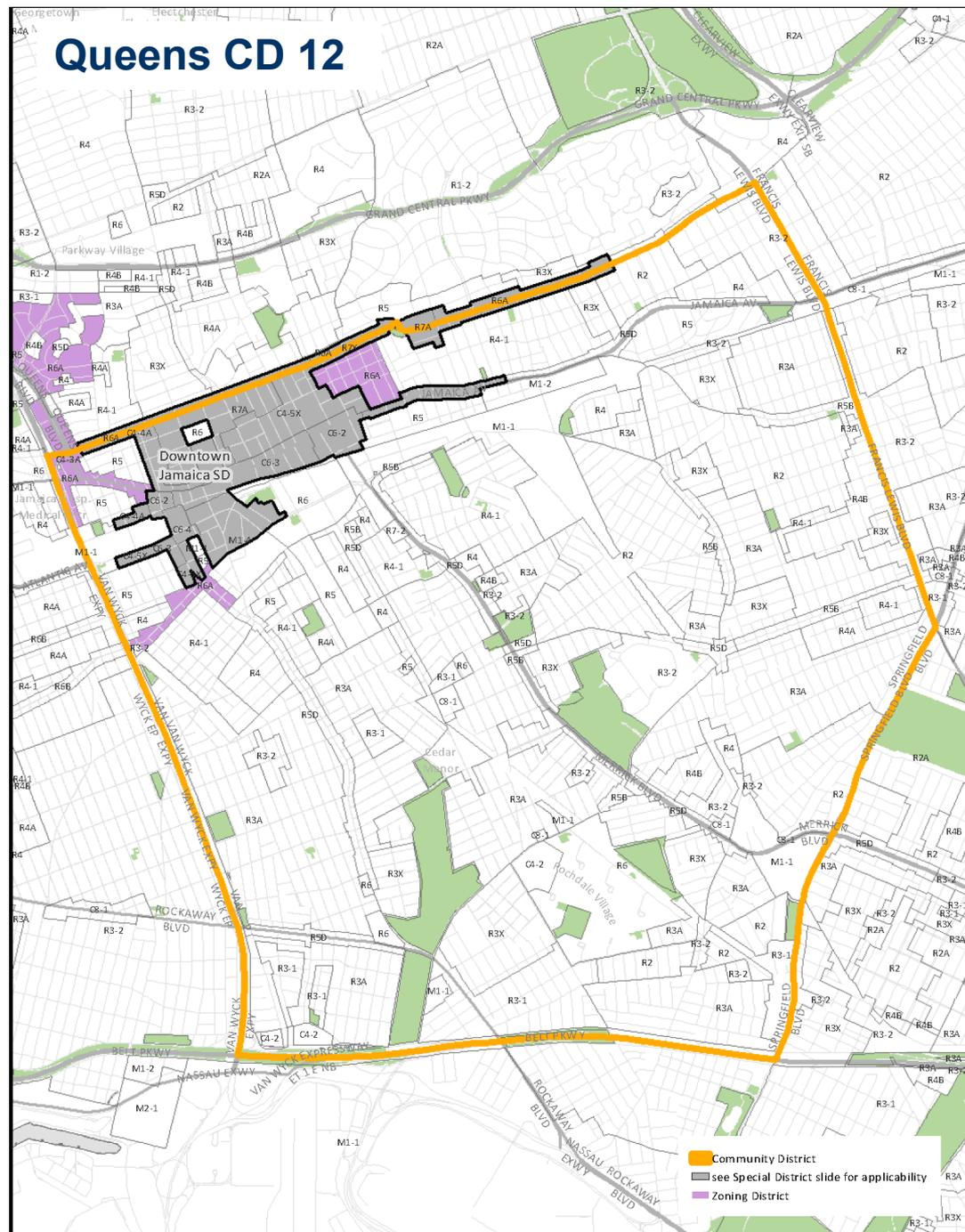
■ Community District
■ see Special District slide for applicability
■ Long Term Care FAR change
■ Aff Snr. and Long Term Care FAR change

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.

Res. Equiv.	Zoning District	Existing Height (stories)	Senior Modifications	
			AIRS and LTCF Proposed (Stories)	AIRS and LTCF Height Difference
R6A	C4-3A	75' (7)	85' (8)	10' (1)
	R6A	75' (7)	85' (8)	10' (1)

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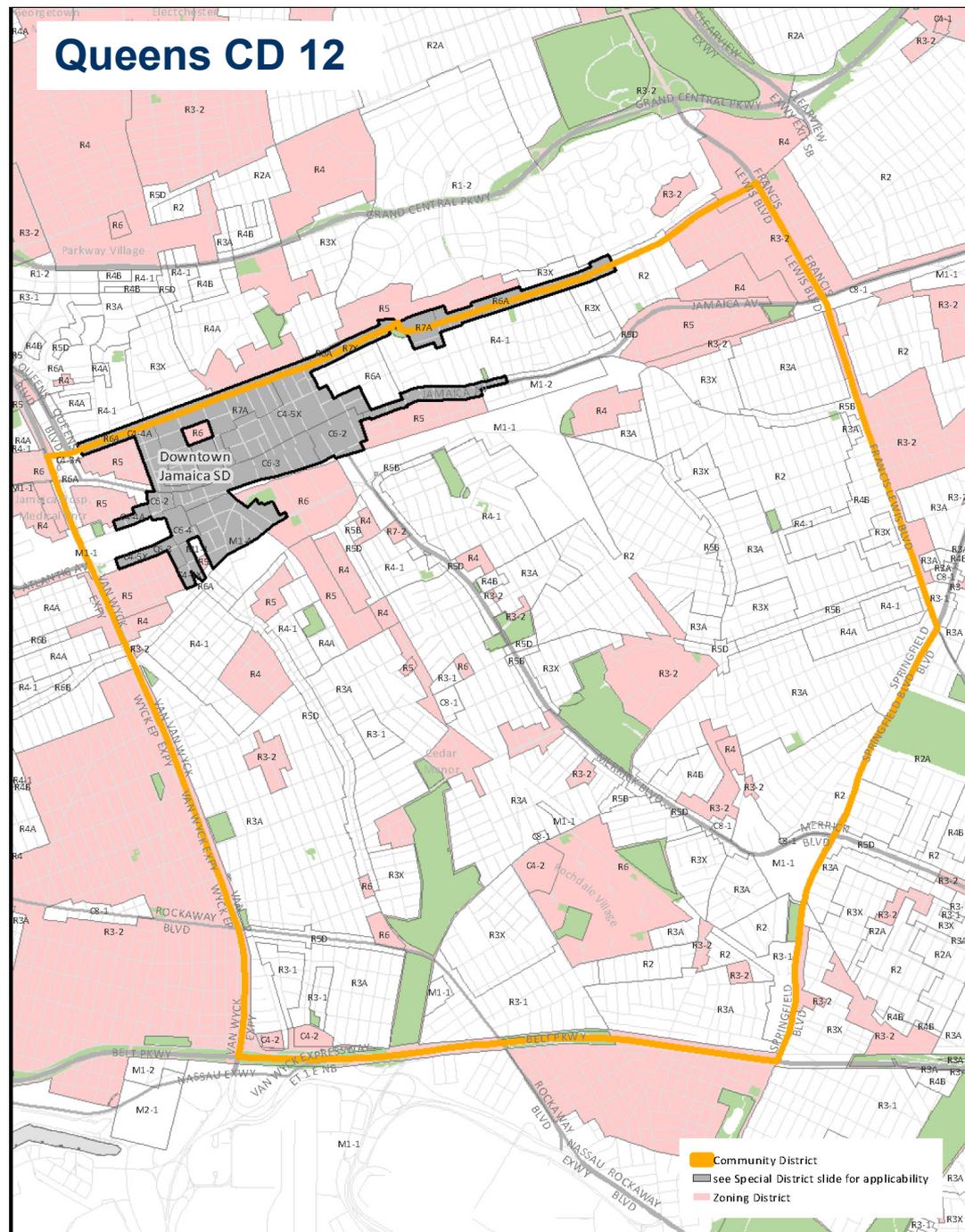


■ Community District
 see Special District slide for applicability
 Zoning District

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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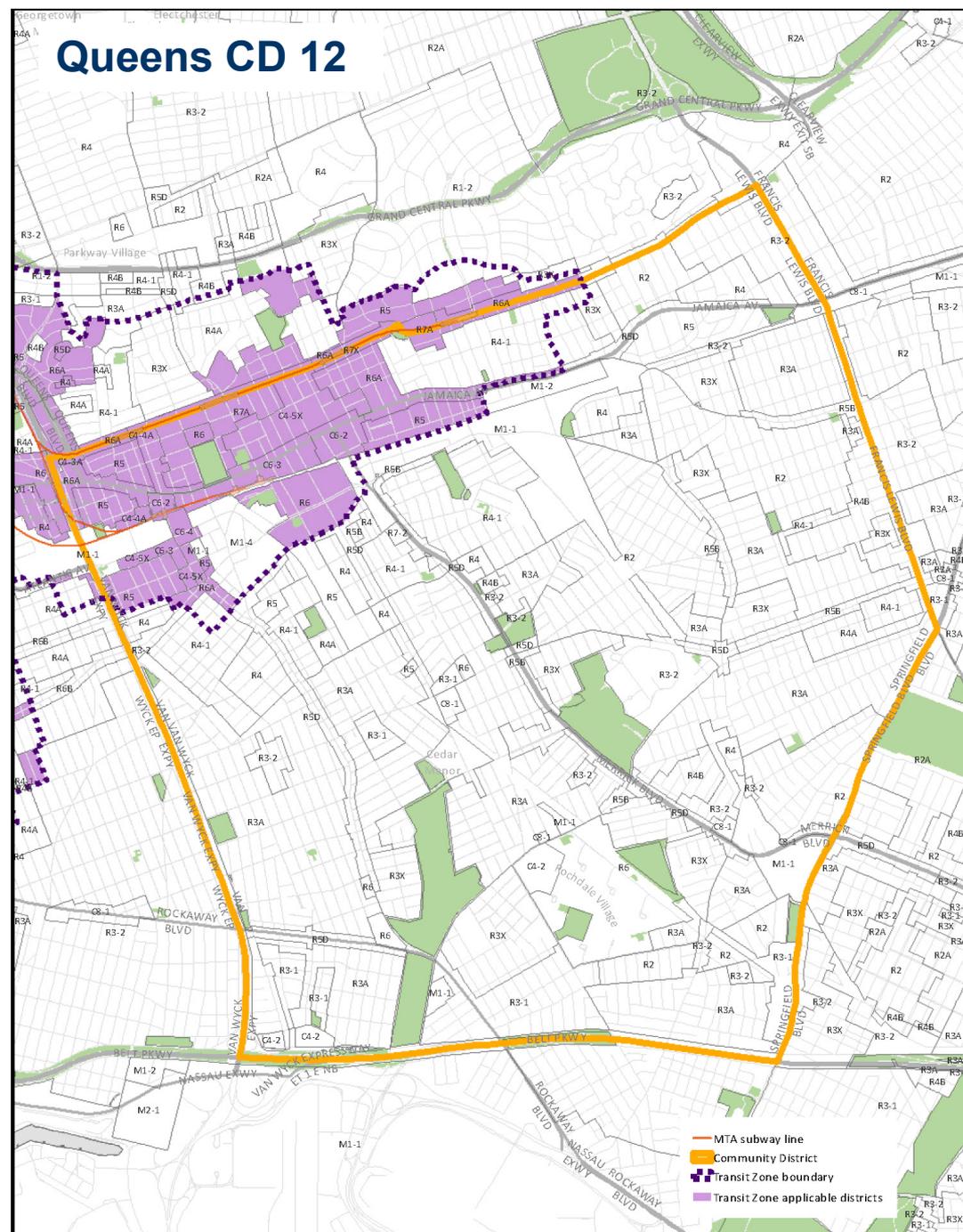
Transit Zone parking changes

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 and affordable senior housing in moderate and high density zoning districts where car-ownership is low.

Transit Zone: Off-street parking requirements

- Portions of Queens CD12 are located in the proposed Transit Zone.
- To encourage senior and affordable housing, 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

Zoning Special Districts

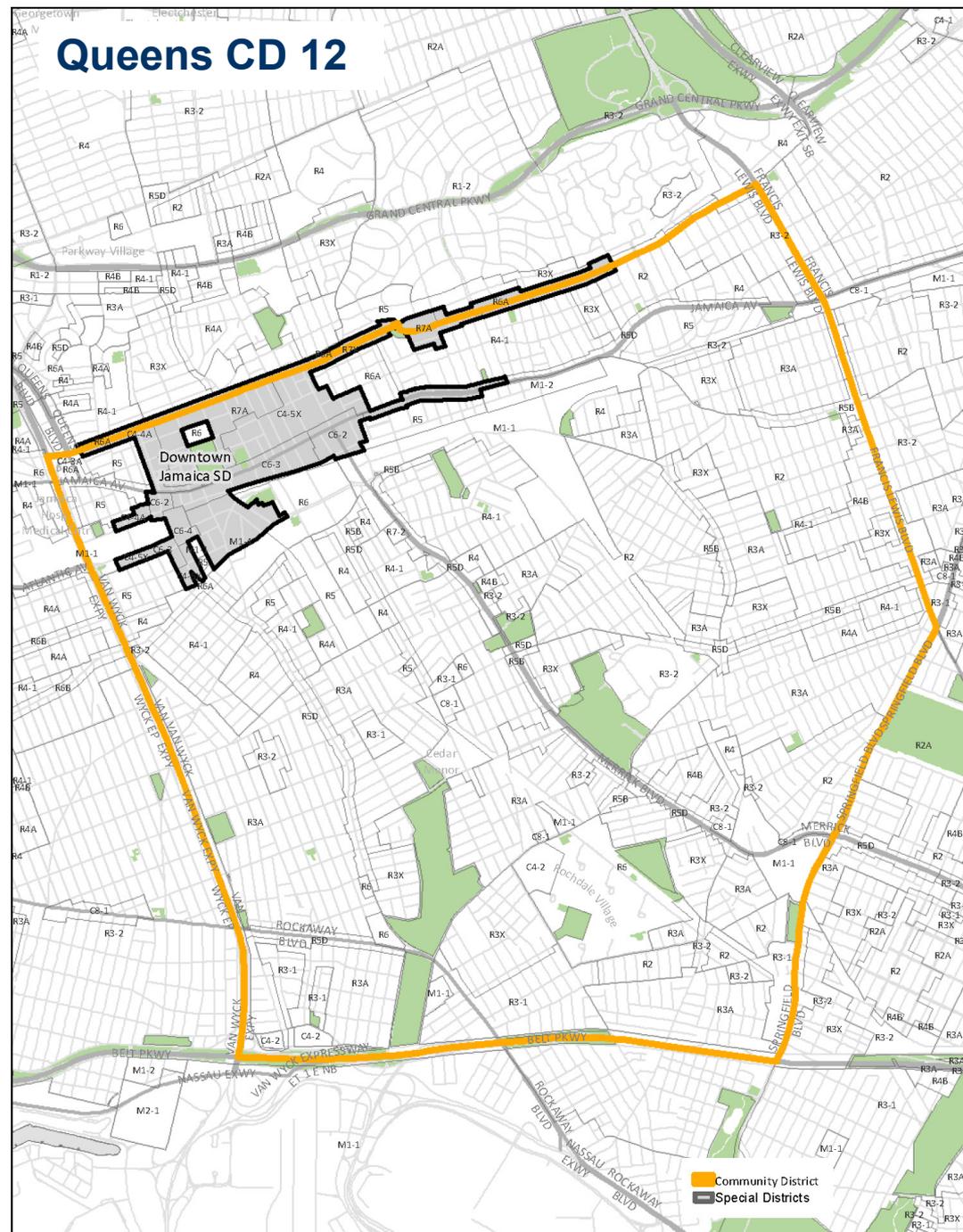
The **Downtown Jamaica Special District** is intended to support the downtown business district, expand housing and economic opportunities, protect adjacent low-density neighborhoods, and create affordable housing. The district includes special regulations for use, bulk and parking. ZQA proposes the following changes:

- ZR 115-13, -15 – updates to the ground floor transparency and use requirements to bring in line with rules Citywide.
- ZR 115-21 – removes the special corner lot coverage rules for residential buildings in C4 and C6 districts to bring in line with rules Citywide.
- ZR 115-232(b)(3)(ii) – clarifies the current tower articulation rule.
- ZR 115-234 – updates to the street wall and maximum heights for C4-4A districts. Maximum heights would increase from 80 to 85 feet, and 105 feet for buildings providing affordable housing through the inclusionary housing program .

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 R6A districts mapped in the Special District
- 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)
- Parking requirements for affordable housing and affordable senior housing

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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.



Special Areas

FRESH Zoning Incentive Program

- The proposal will harmonize ground-floor transparency requirements with citywide rules. As is the case today, the CPC authorization for additional height for FRESH developments will be added to underlying district maximums.

Airport Zones

- The proposal will not alter FAA-imposed height limits adjacent to LaGuardia and JFK airports.

