Article II: Residence District Regulations
Chapter 8 - The Quality Housing Program

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Chapter 8
The Quality Housing Program

28-00
GENERAL PURPOSES

The Quality Housing Program is established to foster the provision of multifamily housing and certain community facilities that:

(a) are compatible with existing neighborhood scale and character;

(b) provide on-site amenity spaces to meet the needs of its residents; and

(c) are designed to promote the security and safety of its residents.

28-01
Applicability of this Chapter

The Quality Housing Program is a specific set of standards and requirements that, in conjunction with the bulk provisions for Quality Housing buildings set forth in Article II, Chapter 3, and Article III, Chapter 5, as applicable, apply to buildings containing residences, long-term care facilities or philanthropic or non-profit institutions with sleeping accommodations, or some combination thereof as follows:

(a) In R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A or R10X Districts, and in the equivalent Commercial Districts listed in Sections 34-111 and 34-112, all such buildings shall comply with the Quality Housing Program standards and requirements as set forth in
this Chapter.

(b) In other R6, R7, R8, R9 or R10 Districts, and in the equivalent #Commercial Districts# listed in Sections 34-111 and 34-112, all #developments# and #enlargements# of such #buildings# utilizing the Quality Housing #bulk# regulations in Article II, Chapter 3, shall comply with the Quality Housing Program standards and requirements set forth in this Chapter.

(c) In R5D Districts, only the requirements set forth in Sections 28-12 (Refuse Storage and Disposal), 28-23 (Planting Areas) and 28-43 (Location of Accessory Parking) shall apply.

(d) In R6 through R10 Districts, and in the equivalent #Commercial Districts# listed in Sections 34-111 and 34-112, for #developments# and #enlargements# of #community facility buildings# containing #long-term care facilities# or philanthropic or non-profit institutions with sleeping accommodations, or portions of #buildings# containing such #uses#, where such #buildings# utilize the #bulk# regulations for #Quality Housing buildings# in Article II, Chapter 3, in R6 through R10 Districts with a letter suffix, or the height and setback regulations for #Quality Housing buildings# in Article II, Chapter 3, in R6 through R10 Districts without a letter suffix, the Quality Housing Program standards and requirements of this Chapter shall apply, except that the provisions of Section 28-12 shall be optional.

(e) The provisions of Article VII, Chapter 8 (Special Regulations Applying to Large-Scale Residential Developments), are not applicable to #Quality Housing buildings#.

(f) The provisions of this Chapter shall not apply to #dwelling units converted# pursuant to Article I, Chapter 5, unless such #conversions# meet the requirements for #residential developments# of Article II (Residence District Regulations).

(3/22/16)
28-02 Definitions

Dwelling unit

For the purposes of applying the provisions of this Chapter to philanthropic or non-profit institutions with sleeping accommodations and to long-term care facilities, the term “dwelling unit” shall include dwelling units and rooming units, as set forth in the New York City Housing Maintenance Code.

Vertical circulation core

A "vertical circulation core" is an elevator core (consisting of one or more elevators) or a central stairwell in a non-elevator building.

(3/22/16)

28-03 Quality Housing Program Elements

The Quality Housing Program consists of four components: building interior, recreation space and planting, safety and security, and parking requirements.

The building interior component sets forth special refuse storage and disposal systems, and encourages laundry facilities and daylight in corridors.

The recreation and planting component establishes minimum space standards for indoor and outdoor recreation space and requires planting of open areas between the front building wall and the street.

The safety and security component encourages fewer dwelling units per corridor.

The parking component screens accessory parking spaces from the public realm.

Each Quality Housing building shall comply with the mandatory requirements of this Chapter.
28-10
BUILDING INTERIOR

28-11
Elevated Ground Floor Units

For all #Quality Housing buildings# with entryways at #curb level# that accommodate ramps, stairs or lifts to #dwelling units# that are elevated above #curb level# on the first #story# of the #building#, up to 100 square feet of such entryways may be excluded from the definition of #floor area# for each foot of difference between the floor level of such #dwelling units# and #curb level#. However, no more than a maximum of 500 square feet may be excluded from the definition of #floor area# for each #building#.

28-12
Refuse Storage and Disposal

In R6 through R10 Districts, #developments#, with nine or more #dwelling units# per #vertical circulation core#, and #enlargements#, #extensions# or #conversions# that result in nine or more #dwelling units# per #vertical circulation core#, shall comply with the provisions of this Section.

In R5D Districts, #developments# with nine or more #dwelling units# per #zoning lot#, and #enlargements#, #extensions# or #conversions# that result in nine or more #dwelling units# per #zoning lot#, shall comply with the provisions of this Section. Such provisions shall also apply to any #zoning lot# with less than nine units where such #zoning lot# and any adjacent #zoning lot# with a total of nine or more #dwelling units# are #developed# or #enlarged# under common ownership or control.
The storage of refuse shall occur entirely within an enclosed area on the zoning lot and appropriate locations within the zoning lot shall be delineated for this purpose: at least one for residential uses, long-term care facilities and philanthropic or non-profit institutions with sleeping accommodations, as applicable, and at least one for other community facility and commercial uses. Residential storage and removal locations shall be provided at the rate of 2.9 cubic feet per dwelling unit.

A refuse disposal room of not less than 12 square feet with no dimension less than three feet shall be provided on each story that has entrances to dwelling units. Twelve square feet of floor space allocated to such refuse disposal room shall be excluded from the definition of floor area per story.

(3/22/16)

28-13
Laundry Facilities

If the building provides the following, then that portion of the laundry room which is used to meet these minimum requirements shall be excluded from the definition of floor area:

(a) at least one washing machine per 20 dwelling units and at least one dryer per 40 dwelling units;

(b) such machines are located in a room or rooms with an additional three square feet of unobstructed floor space equipped with chairs and tables for folding laundry for each machine provided;

(c) such rooms have at least one exterior wall with windows, or ceilings with skylights, measuring not less than 9.5 percent of the total floor space of the rooms;

(d) where windows are provided to meet such requirement, they face a street, yard or court that meets the applicable regulations set forth in Article II, Chapter 3; and

(e) where skylights are provided to meet such requirement, they are located in a yard or court that meets the
regulations set forth in Article II, Chapter 3, and are unobstructed from their lowest level to the sky, except by permitted obstructions set forth in Section 23-87 (Permitted Obstructions in Courts).

(3/22/16)

28-14
Daylight in Corridors

Fifty percent of the square footage of a corridor may be excluded from the definition of floor area if a window with a clear, non-tinted, glazed area of at least 20 square feet is provided in such corridor, provided that such window:

(a) shall be directly visible from at least 50 percent of the corridor or from the vertical circulation core. This standard shall be achieved when a visually unobstructed straight line can be drawn between such corridor, elevator or stairwell, and the window; and

(b) is facing a street, yard or court that meets the applicable regulations set forth in Article II, Chapter 3.

(3/22/16)

28-20
RECREATION SPACE AND PLANTING AREAS

(3/22/16)

28-21
Required Recreation Space

All developments with nine or more dwelling units, and enlargements, extensions or conversions, that result in nine or more dwelling units, shall provide at least the minimum amount of recreation space as set forth in the table in this Section.
The amount of recreation space required is expressed as a percentage of the total residential floor area or community facility floor area allocated to long-term care facilities or philanthropic or non-profit institutions with sleeping accommodations, as applicable, of the development, enlargement, extension or conversion, and may be aggregated in one type, indoors or outdoors.

The floor space of indoor recreation space provided in accordance with the standards set forth in Section 28-22 (Standards for Recreation Space), not exceeding the amount required in the table, shall be excluded from the definition of floor area.

<table>
<thead>
<tr>
<th>District</th>
<th>Minimum Required Recreation Space (as a percentage of the residential floor area or applicable community facility floor area)</th>
</tr>
</thead>
<tbody>
<tr>
<td>R6 R7</td>
<td>3.3</td>
</tr>
<tr>
<td>R8 R9 R10</td>
<td>2.8</td>
</tr>
</tbody>
</table>

(3/22/16)

28-22 Standards for Recreation Space

(a) All recreation space shall be accessible to the residents of the building. In a mixed use building, the recreation space shall be accessible only from the residential portion of the building, or the community facility portion of a building allocated to long-term care facilities or philanthropic or non-profit institutions with sleeping accommodations, as applicable.

(b) The minimum dimension of any recreation space shall be 15 feet. The minimum size of any outdoor recreation space shall be 225 square feet, and the minimum size of any indoor recreation space shall be 300 square feet.

(c) Outdoor recreation space shall be open to the sky except that building projections, not to exceed seven feet in depth, may cover up to 10 percent of the outdoor recreation space, provided that the lowest level of the projection is
at least 10 feet above the level of the outdoor recreation space.

(d) Any indoor recreation room located in a story shall have at least one exterior wall with windows, or ceiling with skylights, that measures not less than 9.5 percent of the total floor space of the room. Where windows are provided to meet such requirement, they shall face a street, yard or court that meets the applicable regulations set forth in Article II, Chapter 3. Where skylights are provided to meet such requirement, they shall be located in a yard or court that meets the applicable regulations set forth in Article II, Chapter 3 and shall be unobstructed from their lowest level to the sky, except for permitted obstructions set forth in Section 23-87 (Permitted Obstructions in Courts).

(3/22/16)

28-23
Planting Areas
The area of the zoning lot between the street line and all street walls of the building and their prolongations shall be planted at ground level, or in raised planting beds that are permanently affixed to the ground, except that such plantings shall not be required at the entrances to and exits from the building, within driveways accessing off-street parking spaces located within, to the side, or rear of such building, or between non-residential uses, other than philanthropic or non-profit institutions with sleeping accommodations and long-term care facilities, and the street line. No zoning lot shall be altered in any way that will either create a new non-compliance or increase the degree of non-compliance with the provisions of this Section.

(3/22/16)

28-30
SAFETY AND SECURITY

(3/22/16)
28-31
Density per Corridor

If the number of #dwelling units# served by a #vertical circulation core# and corridor on each #story# does not exceed the number set forth in the following table, 50 percent of the square feet of the corridor serving such #dwelling units# on such #story# may be excluded from the definition of #floor area#.

#Dwelling units# with entrance doors on more than one corridor (duplex and triplex units), may count each entrance door as a fraction of the total number of doors to such #dwelling unit# when determining the number of #dwelling units# served per corridor.

DENSITY OF DWELLING UNITS PER CORRIDOR

<table>
<thead>
<tr>
<th>District</th>
<th>Number of #Dwelling Units# Served by a Corridor per #Story#</th>
</tr>
</thead>
<tbody>
<tr>
<td>R6 R7</td>
<td>11</td>
</tr>
<tr>
<td>R8</td>
<td>10</td>
</tr>
<tr>
<td>R9 R10</td>
<td>8</td>
</tr>
</tbody>
</table>

(3/22/16)

28-40
PARKING FOR QUALITY HOUSING

Except as modified by the provisions of this Section, #accessory# off-street parking shall be provided as set forth in the applicable underlying district regulations.

(3/22/16)

28-41
Screening
All open #accessory# off-street #group parking facilities# shall be screened from #dwelling units#, adjacent #zoning lots# and #streets# in accordance with paragraph (a) of Section 25-66.

(3/22/16)

28-42
Special Regulations for Off-site Accessory Parking

Off-site #accessory# parking spaces may be unenclosed, provided that the #zoning lot# on which such spaces are located does not contain a #residential use#.

(3/22/16)

28-43
Location of Accessory Parking

On-site #accessory# off-street parking shall not be permitted between the #street line# and the #street wall# of a #building# or its prolongation.

However, on #through lots# measuring less than 180 feet in depth from #street# to #street#, #accessory# off-street parking may be located between the #street line# and any #street wall# located beyond 50 feet of such #street line#. 