



CITY PLANNING  
OFFICE OF THE DIRECTOR

ZONING DIVISION

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**SEP 30 2015**

**BY COMMUNITY BOARD 8**

Carl Weisbrod, *Director*  
Department of City Planning

September 25, 2015

**Re: N 160049 ZRY**  
Zoning for Quality and Affordability Text Amendment

Dear New Yorker:

On September 21, 2015, the City Planning Commission (CPC) referred out the Zoning for Quality and Affordability Text Amendment (N 160049 ZRY), beginning the public review process. These targeted changes to zoning regulations would address the needs of affordable housing, aid efficient use of housing subsidies, and encourage higher-quality residential buildings in the city's medium- and high-density neighborhoods.

Please refer to the attached application for a more detailed description of the proposed amendment. Additional information on the proposal, as well as digital copies of the proposed zoning text are available on the Department of City Planning's website.

The application for the zoning text amendment (N 160049 ZRY) is subject to your review. If you have any comments or recommendations on this application, please send them by **November 30, 2015** to:

City Planning Commission  
Calendar Information Office  
22 Reade Street, Room 2E  
New York, N.Y. 10007

If you have any questions on the proposed text amendment, please contact the Affordable Housing team of the Department of City Planning at [AHOUSING@planning.nyc.gov](mailto:AHOUSING@planning.nyc.gov), or Frank Ruchala, Deputy Director of the Zoning Division at 212-720-3436.

Sincerely,

Beth Lebowitz  
Director, Zoning Division

Beth Lebowitz, *Director*  
Frank Ruchala Jr., *Deputy Director*  
Jean Davis, *Office Administrator*  
22 Reade Street, New York, NY 10007-1216 Room 3E  
Tel (212) 720-3325 - Fax (212) 720-3244

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**ENCLOSURE**

**C:**      Jacquelyn Harris, DCP  
         James Merani, DCP  
         All Borough Presidents  
         All Community Boards  
         Department of Buildings  
         Board of Standards and Appeals  
         City Council

## **Zoning For Quality and Affordability**

### **Text Amendment**

**09/18/15**

**RECEIVED**

**SEP 30 2015**

**BY COMMUNITY BOARD 8**

### **Introduction**

As part of the City's coordinated efforts under Housing New York – the Mayor's ten-year, five-borough housing plan – the Department of City Planning is proposing a set of targeted changes to zoning regulations to support the creation of new affordable housing and encourage better residential buildings.

Zoning establishes limits on the use, size, and shape of buildings, with numerous zoning districts mapped in the city's diverse neighborhoods to reflect their varying density and character. These limits help give shape to neighborhoods and predictability to their future. But sometimes they also have unintended consequences, discouraging the very types of outcomes they were intended to encourage. This proposal aims to address several ways in which current regulations, drafted a generation ago, have in practice discouraged the affordability and quality of recent buildings.

Since the release of Housing New York, the Department of City Planning, working with the Department of Housing Preservation and Development (HPD), communities, nonprofit housing groups, architects, affordable housing developers, and other practitioners, has identified a set of zoning changes that would address the needs of affordable housing, aid efficient use of housing subsidies, and encourage higher-quality residential buildings in the city's medium- and high-density neighborhoods.

The Zoning for Quality and Affordability text amendment (ZQA) serves numerous goals of Housing New York, including making the city more affordable to a wide range of New Yorkers and fostering diverse, livable communities with buildings that contribute to the character and quality of neighborhoods. While the various elements of the proposal work together to achieve these goals, they are described separately below, starting with changes that serve to promote affordability, followed by changes designed to encourage better buildings that contribute to the quality of neighborhoods.

### **Promoting Affordability**

In order to make zoning work better with financial and other programs to create more affordable housing for a wider range of New Yorkers, ZQA proposes modifications to the rules affecting various forms of affordable housing identified in the Zoning Resolution. The primary categories of changes under the proposal would:

- Make it easier to provide the range of affordable senior housing and care facilities needed to meet the varied needs of an aging population, and to help seniors remain in their communities;
- Enable Inclusionary Housing buildings, which provide mixed-income housing, to construct high-quality buildings that fit the full amount of housing they are allowed under zoning; and

- Free up resources to create more affordable housing by enabling cost-effective, transit-accessible affordable housing, through modifications to parking requirements

Specific changes to the rules for affordable senior housing and long-term care facilities are detailed in the sections below, followed by changes related to the height and setback regulations for Inclusionary Housing buildings, and changes to parking requirements for various forms of affordable housing.

### **Affordable Senior Housing**

Older New Yorkers are a diverse and rapidly growing segment of the city's population. The 2010 census documents that the population 65 years and over consisted of about 1 million people, and by 2040, this population is projected to increase to 1.4 million, a 40 percent increase. In recent years, around the country, a wider range of housing and facility types have emerged for seniors that offer specialized living arrangements targeted to accommodate elderly lifestyles and higher care needs. The growth in older New Yorkers has already resulted in an increased demand for affordable senior housing and related long-term care facilities like nursing homes.

Affordable senior housing is designed specifically to meet the needs of seniors, with smaller individual units with more common areas and amenities for residents. Eligibility is limited by age and by income. The development of affordable senior housing normally requires public subsidies, and traditional federal capital funding for this type of housing has recently been eliminated. There have been approximately 3,500 affordable senior housing units constructed in the city since 2003. Under Housing New York, Mayor de Blasio has set a target of 5,000 new units in the next decade.

Today in zoning this use is defined as a "non-profit residence for the elderly," a Use Group 2 residence. The use requires a funding agreement with a city or state agency, and at least 90 percent of the space must be occupied by an elderly family, the head of which is 62 years or older. In addition, a minimum of 4 percent of the space must be dedicated to shared facilities for residents, like cafeterias and community rooms. If the use meets these various requirements, it is permitted a higher floor area ratio than a typical residence in many low- and medium- density zoning districts and a slightly lower "dwelling units factor" in low-density districts that allows a slightly greater number of units to be included in the building than would be for ordinary residences.

This zoning framework has not been updated in over 40 years, and housing advocates and affordable senior housing providers have pointed out a number of ways in which it unnecessarily limits the creation of these facilities. This is particularly important at a time when new development models may be necessary to replace the traditional federally funded approach to creating affordable senior housing. ZQA proposes a number of changes to make it easier to construct and maintain these facilities, in order to help seniors remain in their communities throughout the city. Specifically the proposal would update the following:

*Definitions* – The zoning definition "non-profit residence for the elderly" would be replaced by "affordable independent residence for seniors." This change would allow a wider range of non-profit and for-profit entities to provide affordable senior housing. However, the existing age restrictions described above would remain in place. Incomes would be restricted to seniors making less than 80 percent of area median income. The zoning would require a regulatory agreement from a City or State

agency with a minimum term of 30 years, to be consistent with typical requirements of public agencies providing housing subsidies. The requirement for shared facilities would be retained, but the proposal would clarify that the recreation space required under the Quality Housing program can count toward this requirement.

*Floor area ratio* – Zoning today specifies a higher FAR (by approximately 20%) for “non-profit residences for the elderly” as compared to other residences in most low- and medium-density zoning districts. These provisions were established to promote the use and recognize its low-impact nature as compared to other residences. However, this pattern does not extend to all zoning districts where affordable senior housing is permitted and where it is constructed. This includes high-density districts (R8 through R10) and a number of medium-density contextual zoning districts that did not exist when the original framework was put in place more than 40 years ago. In order to support the creation of affordable senior housing in neighborhoods throughout the city, ZQA would provide a higher FAR for “affordable independent residences for seniors” in those zoning districts, and maintain the existing higher FARs where they currently exist. The new floor area ratios would generally be 20 percent higher than what is permitted for other residences, in line with the existing framework, and generally consistent with the FAR permitted through the Inclusionary Housing program.

*Unit density controls* – Zoning regulates the maximum number of units permitted in a building through a “dwelling unit factor,” by which total floor area is divided to determine the maximum number of units permitted. Today, “non-profit residences for the elderly” are granted a different, generally lower, factor than other residences in some low- and medium-density districts, but it is inconsistent. Allowing higher unit counts is consistent with the fact that low-income seniors typically live in smaller dwelling units, reflecting their smaller household size, incomes, and the desirability of simplified housekeeping. However, the lower dwelling unit factors only exist in certain zoning districts, and even these are not always consistent with current best practices or the standards of various regulating agencies. Under ZQA, affordable senior housing would not be subject to a dwelling unit factor, allowing other regulations and programmatic needs to control unit density and appropriate unit sizes for this use. This would allow for a broader range of unit sizes, and for more affordable and more appropriately sized units for seniors, which are offset by the availability of community spaces.

### **Long-Term Care Facilities**

Long-term care facilities are a group of uses that provide services to their residents at different levels of care. These include uses like assisted living facilities, nursing homes and certain continuing care retirement communities. Nursing homes offer the highest level of care and 24-hour nursing services, while assisted living facilities are typically independent apartments with optional personal services and support. Continuing care retirement communities combine independent living with assisted living and nursing care services under a single contract that allows residents to move within a facility to increasing levels of care as their needs dictate. All of these facilities can be made up of single or shared apartments or rooms with support spaces. All of these are licensed and regulated by the New York State Department of Health.

Most of the city’s existing facilities were developed in the 1970s when funding sources were at a peak. However, since the 1970s, government funding and support has steeply declined and the construction of new facilities has not kept up with the demands of the city’s aging population. The State Department

of Health estimates an unmet need of 8,300 long-term care facility beds in New York City today. The city has half as many assisted living units per capita as other counties in New York State.

Zoning today impedes the creation of these community facility uses by referring to outdated state programs, limiting the as-of-right FAR to less than what is permitted for affordable senior housing or even other community facilities, and imposing layers of land use review that are not required for other uses. These issues make it difficult to renovate or expand existing facilities or provide new ones. ZQA proposes a number of changes to make it easier to construct and maintain these facilities as appropriate in each zoning district in order to help seniors remain in their communities throughout the city. Specifically, the proposal would update:

*Definitions* – the proposal creates a new defined term, “long-term care facility,” to replace obsolete terms and account for the wide range of care facilities licensed by the State Department of Health. This would be a Use Group 3 community facility use and would replace the current “nursing homes and health-related facilities” use. The broader term will also account for assisted living facilities and continuing care retirement communities, which are not clearly categorized in zoning today. Long-term care facilities will be required to secure the necessary certificate of authority or licensure from the State Department of Health under the applicable state programs for either nursing homes, assisted living facilities, or continuing care retirement communities.

*Requirements for nursing homes* – Zoning today requires certifications and special permits to develop or renovate nursing homes. The certification requirement (current Section 22-42) applies both to new buildings and enlargements or substantial renovations of existing buildings, and requires that applicants demonstrate that the concentration of nursing home beds in the community district will not exceed the citywide average. If the construction of the nursing home would increase the concentration in the Community District above the citywide average, then the applicant must also apply for a City Planning Commission special permit (Section 74-90), and demonstrate that the new facility would not negatively impact traffic or neighborhood support services. These requirements were put in place in the 1970s to address concerns about excessive levels of nursing home construction in limited areas of the city. Today, the State’s licensing process for nursing homes includes a Certificate of Need requirement, intended to limit investment in duplicative or unnecessary facilities and services, and now serves a similar purpose to the 1970s-era requirement in the Zoning Resolution. These zoning requirements now create an unnecessary obstacle for renovating or building new nursing home facilities by increasing costs, uncertainty, and the time needed for review. Therefore, in order to make it easier to provide these uses, ZQA would remove these requirements and instead allow all “long-term care facilities” in R3 through R10 districts, including nursing homes, as-of-right.

*Floor area ratios* – While community facility uses are generally permitted a higher as-of-right FAR than residential uses are in non-contextual residence districts, nursing homes are today only permitted the residential FAR associated with non-Quality Housing buildings. A special permit (Section 74-902) is required to use the higher permitted community facility FAR. The permit was created in the 1970s to consider whether the higher FAR would be out of context or would negatively impact neighborhood support services. Since then, 49 facilities have applied for this special permit, and all have been approved by the City Planning Commission. However, the permit adds costs, uncertainty, and time which make it more difficult to develop and maintain these facilities. To enable these facilities to be provided at an FAR commensurate with that allowed for housing, ZQA would allow the higher floor area ratio permitted for “affordable independent residences for seniors” (as described above) to all “long-term care facilities” in R3 through R10 districts as-of-right. Long-term care facilities are similarly low-

impact uses with a great deal of space devoted to support spaces such as clinical services and common areas. The higher, community facility FAR would remain available to these uses only by special permit.

*R1 and R2 districts* – In these low-density, single-family zoning districts, long-term care facilities would only be permitted through discretionary actions intended to ensure the facility is compatible with the area's character. For large campus-like sites over 10 acres, a City Planning Commission authorization would be required (Section 22-42). For smaller sites, a Commission special permit (Section 74-901) would be necessary.

### **Mixing of Residences and Care Facilities**

Contemporary facilities for seniors, in New York and nationwide, often look to provide a mix of uses on the same site so as to allow a "spectrum of care" for residents. This allows seniors to stay within the same facility (and neighborhood) as they age, by providing independent living, assisted living, and nursing home levels of care in the same building. Existing zoning is based on older models for senior facilities, where different uses were isolated in separate buildings. These current rules are unclear and make the mixing of uses difficult.

To make it easier to mix affordable senior housing and long-term care facilities on the same zoning lot in line with today's best practices, ZQA would allow both uses the same maximum FAR and require that they utilize the same building envelope in certain low-density districts, and the "Quality Housing" building envelope in medium- and high-density districts (as described further in the next section). To further bring zoning into line with contemporary best practices, ZQA includes other changes to make it easier to mix these uses together, as well as with other residential and related community facility uses. These include changes to

*The applicability of the Quality Housing program* – The Quality Housing program includes requirements for recreation space and modest floor area incentives for amenities like laundry rooms and daylight in shared corridors. These requirements are mandatory in contextual R6 through R10 districts and for buildings in non-contextual districts that follow the optional Quality Housing regulations. However, while community facilities in these situations are required to follow the Quality Housing bulk regulations, it is unclear how these provisions are supposed to apply to community facility uses with residential attributes like long-term care facilities, or philanthropic or non-profit institutions with sleeping accommodations (NPISAs). ZQA would clarify that buildings containing these uses can calculate the various requirements and permitted floor area deductions available under Quality Housing based on the overall combined floor area. For example, if there is daylight in a corridor that provides access to long-term care uses and residential uses, the whole corridor could be included and not just the part that is specifically a residential use.

*Mixing restrictions* – While nursing homes and NPISAs are currently permitted FAR that is comparable to what is permitted for residential uses, in R6 and R7-1 districts, zoning further restricts the amount of community facility use permitted on a zoning lot that contains residential uses. While the permitted FAR for a stand-alone nursing home would be 2.43 (in R6) or 3.44 (in R7-1), in a building with residential floor area, the nursing home would be restricted to 1.0 FAR. This restriction was intended for other types of community facilities for which substantially higher FARs are allowed in these districts than is allowed for residences, but is needlessly restrictive for long-term care facilities and NPISAs, which are harmonious with and function similarly to residential uses, and would be allowed as-of-right only the same FAR

available to affordable independent residences for seniors. To better accommodate use mixing, the restriction applicable in R6 and R7-1 districts would be made applicable only to other types of community facility uses.

*Number of units* – Zoning regulates the maximum number of units permitted in a building today through a dwelling unit factor; however, it is unclear today how this should be calculated in buildings that have a mix of residential and community facility uses. These rules would be modified so that the number of regular residential units is calculated by first excluding the floor area of affordable senior housing, long-term care facilities, and NPISAs. This would provide clarity on the mixing of uses and ensure that the maximum number of regular residential units is not distorted by the provision of these other uses.

*Special districts* – The provisions for a number of special districts state that “non-residential” uses cannot be located on the same floor or above residential uses. These regulations inadvertently restrict community facility uses from being mixed with residential uses, which is in line with today’s best practices, and which is permitted by underlying zoning regulations. As such, ZQA proposes to modify these various special district requirements to match their original intent to only restrict the location of commercial and residential uses.

#### **Affordable Senior Housing and Long-term Care Facility Building Envelopes**

As described above, zoning allows a higher maximum FAR for affordable senior housing and long-term care facilities as a way to promote the uses in neighborhoods throughout the city. However, some zoning rules that regulate the size and shape of buildings make it difficult to develop that full permitted floor area in a high-quality building. In order to make it easier to develop these uses, ZQA proposes a series of modifications to the building envelope controls that apply to these two uses. The proposed changes are different in different zoning districts, as described below.

*R6 through R10 contextual districts* – ZQA would accommodate the higher FAR permitted for both these uses (generally about 20 percent higher than for ordinary residences) by permitting limited additional height for buildings that provide affordable senior housing or long-term care facilities in these zoning districts, where building envelopes include a maximum building height and (through ZQA; see ‘Building Envelopes and Number of Stories’ below) number of stories. For buildings that provide at least 20 percent of their floor area as either affordable senior housing or long-term care facilities, the proposal would:

- Permit a higher maximum height and number of stories to allow the full development of the permitted FAR in a high-quality building form. The additional height would only be permitted in districts that allow a higher maximum floor area ratio for these uses than for other residential uses (generally, districts other than “B” districts). The additional height is based on the volume necessary to accommodate the higher permitted FAR for the use and differs in each zoning district, but in 95 percent of the city’s contextual districts this results in an increase in height not exceeding 1 or 2 stories (10 to 20 feet).
- Allow increases in the maximum base heights in some zoning districts to maintain the current proportionality of the building envelope, which often serves to conceal the additional height above the base from street-level view.
- Allow for the development of shared accessory spaces for affordable senior housing on the ground floor in the rear yard area, so as to allow for more efficient buildings. This would only be



permitted in districts other than “B” districts. This matches the flexibility already afforded to commercial or community facility uses or accessory off-street parking today.

- Remove an impediment to the creation of affordable senior housing or long-term care facilities on narrow sites by removing the special height restrictions placed on narrow lots (those that are less than 45 feet wide). Zoning today generally restricts the height on these sites to the width of the abutting street. The proposal would allow them to be developed to the maximum height permitted by the contextual envelope available in that zoning district.

*R6 through R10 non-contextual districts* – In non-contextual districts, two sets of building envelope controls exist: a “height factor” option, which allows tall buildings which are set back from the street and surrounded by open space; and a contextual Quality Housing option, which encourages buildings closer to the street and subjects them to height limits. To receive the higher floor area permitted for affordable senior housing and long-term care facilities, the proposal would require they utilize the applicable Quality Housing option, subject to the same modifications described above for R6 through R10 contextual districts. However, sites located close to infrastructure that poses a significant barrier condition, like highways or elevated train lines, would be permitted a more flexible, alternative Quality Housing building envelope, so that the units in the affordable senior housing or long-term care facility can be shifted away from this infrastructure. In addition, today, sites with existing buildings are only able to utilize the optional Quality Housing regulations if the existing buildings on the site comply with the contextual height and setback requirements. ZQA would allow sites with affordable senior housing or long-term care facilities to comply based on the higher permitted heights described above.

*R3-2, R4 and R5 non-contextual districts* – In these low-density multi-family districts, affordable senior housing is permitted a higher FAR, but affordable senior housing is restricted to the district’s maximum height of 35 feet as-of-right, with lower maximum perimeter wall heights (community facilities, such as nursing homes, are not subject to this height limit today). These height restrictions make the construction of apartment buildings served by elevators – an indispensable feature for senior housing – impractical. In environments of this density, both within the city and in nearby communities, these uses are typically developed as elevator buildings that are 4 to 6 stories in height (45 to 65 feet). Buildings providing affordable senior housing must therefore apply for a City Planning Commission authorization to be granted a building envelope that accommodates this 4-6 story form. While the Commission has never turned down such an application, these requirements add costs and time to the project. To make it easier to construct affordable senior housing in these districts, ZQA would permit them to be developed using a special as-of-right building envelope that would permit a maximum height of 45 feet close to the street and a maximum height of 65 feet for portions of lots more than 25 feet from the street. Long-term care facilities would also be subject to this new building envelope. Yard requirements would continue to apply. The current Commission authorization would remain for sites that require additional flexibility.

### **Inclusionary Housing Building Envelopes**

In specifically designated medium- and high-density areas, the Inclusionary Housing program promotes mixed-income housing. Like affordable senior housing and long-term care facilities, buildings participating in the Inclusionary Housing program are allowed a higher FAR than is permitted for other types of housing. However, for Inclusionary Housing areas in contextual zoning districts, zoning doesn’t provide enough room for this floor area all to fit in a high-quality building. This results in less

participation in the existing Inclusionary Housing program, and therefore less affordable housing. ZQA would address this problem by allowing buildings that provide on-site affordable housing through the Inclusionary Housing program to utilize the more flexible building envelope permitted for affordable senior housing and long-term care facilities (described above). More specifically, the proposal would:

- Permit a higher maximum height and number of stories to allow the full development of the permitted FAR in a high-quality building form. The additional height is based on the volume necessary to accommodate the higher permitted FAR through participation in the program, and differs in each zoning district, but in most contextual Inclusionary Housing districts this results in an increase in height permitting an additional 1 or 2 stories (10 to 20 feet).
- Allow increases in the maximum base heights in some zoning districts to maintain the current proportionality of the building envelope, which often serves to help hide the additional height above the base.
- Allow for the development of shared spaces on the ground floor in the rear yard area, so as to allow for more-efficient buildings. This would only be permitted in districts other "B" districts. This matches the flexibility already afforded to commercial or community facility uses or accessory off-street parking today.
- Remove an impediment to the creation of affordable housing on narrow sites by removing the special height restrictions placed on narrow lots (those that are less than 45 feet wide). Zoning today generally restricts the height on these sites to the width of the abutting street. The proposal would allow them to be developed to the maximum height permitted by the contextual envelope available in that zoning district.

#### **Parking Requirements for Affordable Housing**

Existing requirements for accessory off-street parking make it harder to meet the city's need for affordable housing. Off-street parking, particularly in structured facilities, is quite expensive to construct – costing as much as \$30,000 to \$50,000 per space. Residents of affordable housing cannot pay the fees necessary to recoup the cost of constructing these spaces, approximately \$200-\$300 per month, and in many instances these provided spaces sit empty, as the limited number of low-income residents who do own cars park them on street. In less-dense areas, parking may be provided as surface parking that costs less to build, but nonetheless takes up considerable space that might otherwise be used for housing, open space, or other uses. In addition, data collected by the Department of City Planning and verified by affordable housing providers show that lower-income households own fewer cars, with low-income seniors owning extremely few. This is particularly true for locations in the city that are well served by transit. By imposing a cost that cannot be covered by project revenues, these requirements for parking therefore make the financing of affordable housing more difficult and they reduce the amount of affordable housing that can be built with available funding. ZQA therefore proposes modifications to the existing parking requirements for affordable housing in certain portions of the city, as described further below.

Zoning today generally recognizes the lower car ownership rates of affordable housing residents with a lower parking requirement for affordable senior housing and other forms of affordable housing. About half as many parking spaces are required for affordable housing as for other forms of housing. Buildings where only a small number of spaces are required can waive out of parking requirements altogether. The parking requirements for affordable senior housing are today set even lower (about 1/3 the rate for

other forms of housing). However, affordable senior housing does not currently have a waiver option. No parking is required for any housing in the Manhattan Core (Manhattan Community Districts 1-8, except for Roosevelt Island) or Long Island City, and no parking is required for affordable housing in Downtown Brooklyn.

ZQA proposes to modify parking requirements for affordable housing particularly in those areas that are served by a variety of public transportation options, and are generally within one-half mile of a subway station. These areas, described as the “Transit Zone” in the proposal, have car ownership rates that are among lowest in the city and encompass some of the city’s denser residential neighborhoods. Within this Transit Zone, parking for new affordable senior housing and affordable housing would become optional. This would also be true for new units that satisfy the affordable housing requirements of the Inclusionary Housing program. Existing affordable senior housing developments would be allowed to remove existing parking as-of-right, while other existing affordable housing could apply for a new Board of Standards and Appeals (BSA) special permit (Section 73-434) to remove previously provided parking that is not needed. In addition, through a separate BSA special permit, new buildings could apply to reduce or eliminate their parking requirements to facilitate a mixed-income development (Section 73-433), provided there would not be an adverse effect on the surrounding area. Comparable modifications would be permitted by the City Planning Commission as part of a General Large Scale Development special permit.

Outside of the Transit Zone, parking requirements for new affordable senior housing would be lowered to 10 percent, to reflect car ownership rates the Department’s analysis found at existing developments. However, developments requiring a small number of spaces would be able to waive out of the requirement, which is already allowed for other types of housing (for example, in R6 districts, a maximum of 5 spaces can be waived). Existing affordable senior housing buildings outside the transit zone could reduce their parking amounts to the 10 percent figure if spaces are not needed, through a new Board of Standards and Appeals (BSA) special permit. Parking requirements for other affordable housing in multi-family zoning districts outside the Transit Zone would remain unchanged.

The proposal includes no changes to the as-of-right parking requirements for market-rate housing.

## **Changes for Quality**

In order to encourage better buildings that contribute to the fabric of their neighborhoods, ZQA proposes a series of modifications to the rules for housing in medium- and high density zoning districts. These changes predominantly modify the Quality Housing regulations that are required in contextual zoning districts and are optional in non-contextual districts.

These regulations were established in 1987 to promote housing that fit better within the city’s medium- and high-density neighborhoods than the previous “tower-in-the-park” model. They generally require buildings to be located close to the street, and include requirements for street walls and specific maximum heights. These rules have generally worked well to enable the creation of buildings that are mostly consistent with the general form of the surrounding neighborhood fabric. However, development under these rules has also demonstrated their shortcomings. These regulations have remained largely unchanged since they were first put in place and have not been updated to keep pace

with other changing regulations, the rise of green technologies and other best practices for residential design and construction, and the increasing prevalence of irregular building sites. Because of these issues, these zoning controls now tend to limit design flexibility and too often result in buildings that are flat or dull, fail to enliven the pedestrian environment, and lack the variation and texture typical of older apartment buildings.

The proposal would maintain the essential contextual rules for residential buildings in medium- and high-density districts that work well today, but would make modifications to:

- Encourage better ground-floor retail spaces and residential units with adequate ceiling heights raised off of the street
- Change rules that lead to flat, dull apartment buildings, to accommodate and encourage façade articulation, courtyards, and other elements that provide visual variety and make the pedestrian experience more interesting
- Better address irregular site conditions that are not well considered by zoning rules today

Specific changes are detailed in the sections below, starting with ground floors and rising to upper levels of the building, followed by regulations affecting unit size and configuration, and rules for irregular site conditions.

## **Ground Floors**

The main interface between buildings and the public realm of the sidewalk takes place at the ground level. ZQA proposes a series of changes to the Quality Housing bulk regulations to promote better, more active ground floors in both residential and mixed-use buildings. Key to this is ensuring that enough space exists in the building envelope to provide a ground floor with sufficient height. For buildings with residential units on the ground floor, this would allow the units to be raised above street level, as is common in older apartment buildings. For buildings with retail or other uses on the ground floor, it would allow sufficient height to provide a usable, high-quality space entered from the sidewalk at grade. Under the current Quality Housing requirements in medium- and high-density districts, both of these possibilities are discouraged by the current building envelope, which forces trade-offs between designing buildings that would contribute to their neighborhood at ground level, and accommodating the full permitted FAR.

To address this, ZQA would allow the maximum height of Quality Housing buildings to be increased by 5 feet if the second level of the building begins at a height of at least 13 feet. The proposed allowance would be applicable in all contextual zoning districts except R7B and R8B, their non-contextual equivalent and commercial equivalent districts, which already allow sufficient height for these features. This additional height would allow for a raised ground floor residential unit or a better ground floor retail space, while retaining sufficient flexibility to accommodate construction issues above the ground floor, such as the need for limited additional height for transfer beams at setbacks. While the elements of the proposal relating to building quality are generally applicable in R6 through R10 districts, this height allowance would also be extended to the R5D zoning district to encourage better ground floors in that district.

Another factor making it more difficult to provide raised residential units at ground level in today's buildings is the need to provide accessibility. To accommodate this, the proposal would allow interior ramps in the residential lobby a floor area exemption of 100 square feet for each foot the ground floor is

raised above curb level. (Changes to the street wall and court regulations described in the next section would be sufficient to accommodate a ramp on the exterior of the building.)

To better promote active ground floors, ZQA also tries to simplify and improve the ground-floor use requirements that exist in many special districts and certain commercial zoning districts, which vary in small but numerous ways. These requirements typically include minimum depth requirements to promote usable ground floor spaces, requirements for transparency and limits on the width of ground floor lobbies, and parking wrap requirements. Today, these requirements all slightly differ from one another, making compliance with them challenging for practitioners. In order to promote better retail spaces, the proposal would replace this myriad of confusing regulations with a new set of model ground floor requirements based on the regulations applicable in the Special Enhanced Commercial District.

### **Street Walls**

After the ground floor itself, the main way a building interacts with the public realm is through its street wall – generally that area of the building between the ground and the top of the building's base. Older buildings typically had a great variety of building articulation in the street wall including bay windows, court yards, and other architectural features. Quality Housing regulations today include rules that regulate where the street wall can be located, how much design flexibility is permitted for building articulation, and what kind of articulation (like courts) is permitted.

While these regulations have achieved a degree of consistency in streetwalls, there are certain instances where the existing regulations are producing results that contradict their original intent. Sometimes the existing rules are forcing the street wall to be lined up with non-contextual buildings, or are instead allowing buildings to be built at the property line where small setbacks may be more in keeping with the surrounding context. In other instances, the allowances for building articulation are unclear, while in others they restrict more traditional design features, all of which inadvertently make building facades appear flat or dull when compared to older buildings. ZQA proposes a series of modifications to these various street wall regulations to better ensure that buildings can contribute positively to their neighborhood context. More specifically, the proposal would modify:

*Line-up provisions* – The Quality Housing street wall regulations include separate street wall requirements for medium-density contextual districts, high-density contextual districts, and for the “B” districts. For medium-density districts, ZQA proposes to modify the existing line-up provisions, which allow buildings to be located no closer to the street line than any building within 150 feet, to instead require buildings to locate their street wall in relation to only directly adjacent buildings (similar to the rule in “B” districts). The current provision inadvertently allows buildings close to corners to line up with corner buildings when the rest of the buildings on the block are set away from the property line. The proposal would also adjust the maximum setback from the property line to 10 feet (from 15 feet), so that buildings in these districts are not inadvertently required to line up with non-contextual buildings set far back from the street (such as buildings constructed under the alternate front setback provisions of height factor zoning). In these zoning districts and in “B” districts, greater clarity is provided as to how line-up provisions are determined for adjacent buildings with architectural features like bay windows. Finally, in the high-density districts, the proposal includes street wall requirements beyond 50 feet of a wide street, where no street wall requirements currently exist.

*Articulation* – In order to provide greater clarity as to how a street wall can be articulated, ZQA includes new rules for building articulation. Window recesses and structural expression would be permitted within depths or projections of 12 inches from the street wall. Deeper recesses or projections, for larger architectural features like bay windows and building courts, would be allowed for a limited percentage of the street wall's overall width.

*Court regulations* – in order to permit more flexibility for courts and courtyards, which are typical features of older apartment buildings in the city, ZQA would create more flexible court regulations for buildings in R6 through R10 districts that would support the availability of light and air. For outer courts, the proposal would modify the required width-to-depth ratio to 1:1 for courts less than 30 feet wide, and allow courts that are 30 feet or wider to have no depth restrictions. It would also create a new class of small (inner and outer) courts to accommodate courts with non-legally required windows, such as those found in kitchens or bathrooms.

*Commercial districts* – High-density commercial districts generally require new buildings on a wide street to be located directly on the street line. While this requirement has supported an active retail environment, it has also produced unnecessarily flat buildings. ZQA would provide some limited flexibility to allow for ground-level articulation along wide streets. In high-density commercial districts, the proposal also includes street wall requirements beyond 50 feet of a wide street, where today no street wall requirements exist. The proposal would also require that wholly residential buildings in commercial districts comply with the more stringent street wall regulations of commercial districts, rather than those of the comparable residential district, and would remove the special line-up provision for narrow buildings in commercial districts that inadvertently forces these buildings to line up with adjacent buildings even when this is contradictory to the prevailing condition of the commercial environment.

### **Corner Buildings**

Older apartment buildings in the city on corner lots tend to “wrap” the corner, providing a consistent street wall along both street frontages. Zoning today makes it difficult, if not impossible, to match this condition in new buildings. ZQA seeks to address this issue to allow for better corner buildings.

Typical “wrapped” corner buildings were effectively made unbuildable by the 1987 Quality Housing regulations, which limited the lot coverage on corners to a maximum of 80 percent. (Traditional corner buildings generally have lot coverages of 85 to 90 percent.) As a result, recent buildings on corners tend to front on only one street and leave open spaces along their lot lines, effectively breaking the street wall in many neighborhoods. The 1987 Quality Housing proposal did not identify a rationale for prohibiting corner buildings exceeding a coverage of 80 percent; rather, it was not believed that anyone would try to build traditional corner buildings again.

Since 1987, DCP has updated these corner provisions in many Special Districts to allow for more traditional corner lot buildings, but has never done so for the citywide Quality Housing regulations. Therefore, to allow better corner buildings in R6 through R10 districts, ZQA proposes to increase the maximum permitted corner lot coverage for “Quality Housing” buildings from 80 percent to 100 percent within 100 feet of a corner. All currently applicable court and yard regulations would continue to apply. The coverage requirements for other interior lots would remain unchanged.

In addition, today, corner lots in medium and high-density districts located next to lower-density districts (R1 through R6B) have to comply with an additional “transition rule,” which makes wrapping the corner difficult. Today, within 25 feet of the lower-density district, the maximum height of a building is limited to the maximum permitted height of the lower-density districts – typically 35 feet. The intention of the rule was to provide a transition between the lower- and higher-density districts, but since the permitted height in this 25-foot-wide area is quite low, and leads to inefficient structures, many buildings simply front on one street and leave an open area between the two buildings that again breaks the street wall in many neighborhoods. As a result, this provision also tends to emphasize the height difference between the lower and higher density districts, rather than providing an effective transition. To address this, ZQA proposes to allow the portions of buildings within that 25-foot zone to reach the maximum base height of the zoning district, or a height of 75 feet, whichever is less. This would better allow buildings to “wrap” the corner and provide for a more balanced transition between buildings.

### **Setback Requirements**

Above the maximum base heights in Quality Housing buildings, specified minimum setbacks are required in the front and rear of the building before it can continue to rise to its maximum permitted height. The intent of these setback requirements was to keep as much of the building’s upper bulk away from the street and surrounding areas, and to mimic the front setbacks found in older apartment buildings. However, as currently written, these separate requirements are inadvertently working in concert to force many residential buildings to be built directly at the property line so as to avoid the required rear yard setback. This is particularly an issue for residential buildings where a ground-level setback with planting would be more appropriate and in keeping with its context. The current requirements are also inadvertently making buildings less efficient and more costly to construct.

Today, the front and rear setbacks of Quality Housing are measured differently. The front setback rules require upper stories above the maximum base height to set back 15 feet from the street wall of the building base on narrow streets and 10 feet on wide streets. Since this is measured from the street wall, even if the entire building is set back 5 feet or 10 feet from the street line to create a separation from the sidewalk, the minimum 10-foot or 15-foot setback is still required. This creates a strong disincentive to set the building back at ground level to provide planting and improved streetscapes, because upper stories can be seriously constrained by the limited depth imposed by the setbacks on both sides. Rear yard setbacks require upper stories above the contextual base to set back 10 feet from the rear yard line, which is 30 feet from the rear lot line on an interior lot. Since the location of the rear yard setback is fixed, shifting the building toward the street can also eliminate the need for a setback and the additional costs it entails – at the expense of the streetscape and the quality of ground floor units.

In order to remedy these complementary problems, ZQA first proposes to remove the rear yard setback requirement for Quality Housing buildings. The typical 30-foot rear yard (often totaling 60 feet of open area, where two 30 foot yards abut each other) would continue to ensure adequate light and air to rear-facing portions of buildings. Secondly, in order to accommodate a separation between the sidewalk and the building (and reduce costly structural reinforcing below the setback) ZQA would allow the front setback to be reduced by one foot for every foot that the building is set back from the property line. A setback of 5 feet must be provided from the street wall, to maintain architectural articulation. For example, a building on a narrow street located on the street line would continue to require a 15 foot

setback, whereas a building that was set back from the sidewalk by 5 feet would be able to reduce the upper level setback to 10 feet from the street wall (5 foot setback at grade + 10 foot upper level setback = 15 foot total setback).

The combination of these provisions would allow buildings to provide greater separation and plantings between ground floor units and adjoining sidewalks, and would allow upper story units to be designed with greater variety, cost effectiveness and efficiency.

### **Building Envelopes and Number of Stories**

Buildings in contextual zoning districts, and other Quality Housing buildings, are subject to base and maximum height provisions that define the overall shape of a building. These regulations are generally sufficient to allow high-quality residential buildings, but in some instances improvements to the regulations are warranted to further their original intent. More specifically, the proposal would make adjustments to:

*Maximum Base heights* – Buildings in contextual districts are subject to both minimum and maximum base heights intended to ensure the building relates well with the sidewalk and surrounding context. However, the maximum base heights in some districts end in a zero, allowing an average of 10 feet per story, which makes it difficult to accommodate an active ground floor (as described in Section 1) since these spaces typically require more than 10 feet of height. As a result, many buildings skimp on ground-floor or upper-floor ceiling heights, or drop commercial ground floors below grade to accommodate higher ceilings, which can disrupt the quality and continuity of the street environment. In order to better accommodate more active ground floors, the maximum base heights applicable in some zoning districts would be increased by 5, consistent with the changes to maximum overall height described above.

*Stories* - The maximum height requirements are all measured in feet, but the current rules offer little guidance as to the number of stories that can be developed in a new building. In order to better ensure that buildings cannot use the additional flexibility created through this proposal to create additional floors, for instance by decreasing ceiling heights, ZQA adds a maximum number of stories that can be constructed in a contextual zoning district. The proposed number of stories differs in each zoning district based on the maximum permitted height, but generally corresponds with the maximum height, accommodating additional height for the ground floor – thus the maximum number of stories permitted in an R7B district (max height 75 feet) would be seven stories.

*Maximum height in R9 and R10 districts* - In the highest-density contextual districts, it is difficult for buildings to fit their full permitted floor area in a well-designed building. The existing building envelope offers little room for articulation and many resultant buildings have flat, dull facades and deep floor plates. To promote better buildings in these limited, high-density districts, ZQA would increase the applicable maximum building heights by 5 or 10 additional feet, as necessary to accommodate comparable design flexibility as compared to other districts. The maximum number of permitted stories in these districts would be based on these adjusted heights.

*Optional Quality Housing bulk regulations* – In non-contextual districts, two sets of building envelope controls exist. First, a “height factor” option that allows tall buildings set back from the street and surrounded by open space, and a contextual Quality Housing option that encourages buildings closer to the street and subjects them to maximum base and overall heights. These Quality Housing base and overall heights are mostly similar to the heights permitted in comparable contextual districts, but are



sometimes slightly misaligned, reflecting their creation at different times. ZQA generally seeks to better align the “Quality Housing” optional regulations on wide streets with the comparable “A” zoning districts, and align the narrow street regulations with the comparable “B” zoning districts, as they typically have the same permitted FAR. For example, a building on a wide street in an R6 district utilizing the Quality Housing option has the same FAR as that of an R6A district, and so the proposal gives it the same zoning envelope option. The proposal would also match the maximum number of stories and the allowance for additional height to facilitate improved ground floors.

**Study Areas** – When the Quality Housing program was established in 1987, certain non-contextual areas of the city were restricted from using the new building controls. Instead, the existing tower-in-the-park zoning regulations were the only permitted building form. Many of these “study areas” have since been rezoned to contextual districts and had this restriction removed, but it is still applicable in some limited geographies. The proposal would fully remove this restriction on the contextual Quality Housing option.

**Special Districts** – In some Special Districts, the building envelope controls mimic the controls of a comparable contextual zoning district. For consistency, when the Special District does not include any special FAR or building envelope rules, ZQA would adjust the maximum building envelopes to bring them in line with the changes proposed for the Quality Housing option.

### **Unit Size and Configuration**

While the provisions of ZQA focused on quality primarily relate to improving the height and setback regulations for medium- and high-density buildings, the proposal also includes some changes that affect the interior configuration of buildings. These changes are intended to rationalize currently inconsistent regulations.

Zoning today regulates the number of units that are permitted in a residential building through a “density factor” calculation. The maximum number of units is determined by dividing the permitted residential floor area by a specified factor. This factor starts out quite high in the lowest-density zoning districts and gradually drops to 680 square feet in R6 and R7 districts, allowing for incrementally higher concentrations of dwelling units as overall permitted density increases. Thus, a 6,800 square foot residential building in an R6 district is permitted a maximum of 10 units ( $6800/680$ ) all of which can be of varying sizes. However, after the R6 and R7 districts, the factor increases again to 740 for most R8 and R9 districts and to 790 in R10 and remaining R9 districts. Additionally, the Quality Housing regulations require no single residential unit be smaller than 400 square feet.

Some housing advocates have pointed out that the 400 square foot requirement limits the ability to provide some smaller units in a building, balancing them out with larger units to better serve a more-varied population. ZQA therefore would remove this 400 square foot minimum unit size requirement to provide greater flexibility in the sizes of units. The Building Code and other regulations would effectively limit the minimum size of any unit, and the “density factor” requirement would continue to limit the total number of units that can be provided in a building.

In addition, ZQA would change the increasing density factors in R8 through R10 districts to make them consistent with what is already required in R6 and R7 districts – 680 square feet. Though most buildings today are providing larger units in these high density areas and are well below the maximum number of units they are permitted to build today, there is no rationale for requiring larger averages unit sizes

today in the city's highest density residential districts. This change would allow buildings in these districts greater flexibility to provide a somewhat smaller average unit size if they choose to do so.

Zoning today includes a number of different regulations affecting windows in residential units. The "Quality Housing" program and a few special districts, such as the Special Union Square District, require residential windows to be made of double-paned glass. These were meant to improve the quality of spaces for tenants at the time these regulations were enacted, but are now a minimum standard needed to comply with energy standards in the City's Building Code. Additionally, these double-paned glass requirements also may make it difficult to provide windows of higher standards, like triple-paned glass. Therefore, ZQA proposes to remove these various double-pane window requirements.

Additionally, in Special Mixed Use (MX) districts, zoning today requires special sound-attenuated windows for any residential units. The requirements were designed to address MX districts located next to loud places like highways, but as written, the windows are required in any MX district, even in places where such noise conditions don't exist. These requirements have been found to be add unnecessary cost in locations where the windows are not needed. To better account for the varied conditions of the city's MX districts, the proposal would allow the City's Office of Environmental Remediation to modify the sound-attenuated window requirement based on site conditions through a process similar to what already exists for sites with (E) designations.

### **Irregular Site Conditions**

There is a wide variety of site conditions that exist in the city today - shallow lots, angled streets, varying topography, or sites with multiple buildings - to name a few. While the Manhattan grid results in many regular sites, irregular conditions prevail in many locations in the outer boroughs. Most zoning rules that shape residential buildings were designed with regular site conditions in mind – lots were assumed to be rectangular, with little topography or other irregularity. Because of this, construction on these irregular lots is not well considered in zoning, often making it unnecessarily difficult, and leading to buildings that are forced directly onto the property line with little room for design articulation. ZQA proposes a series of modifications to zoning rules for R6 through R10 districts to better address these irregular site conditions and allow for better buildings on them.

**Shallow lots** – Zoning rules for rear yards and lot coverage were designed with the assumption that most lots in the city are 100 feet deep. Over time, some limited changes were made to address much-shallower lots (ranging between 50 and 70 feet deep), but the dimensions in between must continue to utilize regulations based on an assumption of 100-foot lot depth. This causes many problems for lots that are only slightly shallow (90-95 feet deep), and generally forces new buildings to be located directly on the street line. ZQA proposes a comprehensive framework that adjusts rear yard and lot coverage requirements in concert with lot depth. Shallow lots would be permitted to provide a shallower rear yard with the change in the requirement based on the depth of the lot. The permitted coverage on interior lots would be permitted to increase in relationship to this. The proposed changes would result in more regular buildings that are more consistent with existing, older buildings.

**Acutely-angled sites** – Quality Housing rules that require street walls along entire street lines in high-density commercial districts offer little flexibility for sites that are located on acutely-angled streets that cut into the more typical rectangular grid. This sometimes forces inefficient building configurations and

poor street-level conditions in the building. ZQA would provide greater flexibility in street wall location for buildings that are located on acutely-angled sites.

**Sloping sites** – Similar to shallow lots, zoning today provides some flexibility for steeply- sloping sites, but makes no accommodations for sites with more limited topography changes. Today, sites that have slopes of greater than 10 percent can utilize a sloping base plane to determine maximum base and building heights. ZQA proposes to modify this allowance to 5 percent, to better address these topographic conditions.

**Distance between buildings** – The rules that regulate the minimum distance between multiple apartment buildings on a single are from the original 1961 Zoning Resolution, and are in keeping with the large-scale tower-in-the-park developments of the time. Under today's rules, multiple buildings on a single lot that are not connected must be separated by a minimum of 60 feet (the width of a typical narrow street). In some instances, these vast separations make it difficult to construct new, efficient buildings on a lot with existing structures. ZQA would reduce this 60 foot separation requirement to 40 feet to be in line with the required separation in the New York State Multiple Dwelling Law.

**BSA special permit** – Lastly, ZQA proposes a new BSA special permit for Quality Housing buildings on irregular sites, to allow limited modifications to the rules that shape residential buildings to address more unusual constrained site conditions that cannot be addressed as of right. Where it finds that practical difficulties exist and that relief would not have an adverse effect on surroundings, the BSA would be able to modify a limited number of requirements, including lot coverage and street wall location requirements, to address difficult site conditions. In addition, in order to accommodate the needs of developments including predominantly affordable housing, buildings with more than 50 percent of their residential floor area devoted to affordable housing would have additional flexibility to address difficult site conditions.

## Other Changes

In addition to the proposed changes described above, ZQA includes modifications to the language of the Zoning Resolution to make its provisions clearer to the reader and remove obsolete terms. Specifically, the proposal removes a series of obsolete uses including "domiciliary care facilities" and "sanitariums," and removes references to "rooming units", which are no longer permitted by State or other City law. The proposal also includes a major reorganization of the residential bulk regulations found in Article II, Chapter 3 in order to separate the regulations for R1 through R5 districts from the regulations for R6 through R10 districts, and better organizes the various FAR and height and setback controls for these medium- and high-density zoning districts. More limited organizational changes are made to the community facility bulk regulations of Article II, Chapter 4, and the commercial zoning district regulations found in Article III, Chapters 2 through 5.



City Planning will  
assign and stamp  
reference numbers  
here

# Land Use Review Application

Department of City Planning

22 Reade Street, New York, NY 10007-1216

N1600402RY

## 1. APPLICANT AND APPLICANT'S REPRESENTATIVES

APPLICATION NUMBER  
Department of City Planning  
APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)  
22 Reade Street  
STREET ADDRESS  
New York NY 10007  
CITY STATE ZIP  
212-720-3263  
AREA CODE TELEPHONE # FAX #

\* List additional applicants below:

CO APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)  
CO APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)  
ADDITIONAL APPLICANT REPRESENTATIVE

NAME AND PROFESSIONAL AFFILIATION (ATTORNEY/ARCHITECT/ENGINEER ETC) TELEPHONE # FAX #

## 2. SITE DATA (If the site contains more than one property complete the "LR Item 2 Site Data Attachment Sheet")

STREET ADDRESS  
Citywide  
DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS  
Zoning for Quality and Affordability  
PROJECT NAME (IF ANY)

EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION IF ANY) ZONING SECTIONAL MAP NO(S)

TAX BLOCK AND LOT NUMBER BOROUGH COMM DIST

URBAN RENEWAL AREA, HISTORIC DISTRICT OR OTHER DESIGNATED AREA (IF ANY)

IS SITE A NEW YORK CITY OR OTHER LANDMARK? NO ☐ YES ☐ IF YES IDENTIFY

## 3. DESCRIPTION OF PROPOSAL

(If the entire project description does not fit in this space, enter "see attached description" below and submit description on a separate sheet identified as "LR Item 3 Description of Proposal")

see attached description

## 4. ACTIONS REQUESTED AND FEES (Check appropriate action(s) and attach supplemental form)

No  
supplements  
are required

☐ CHANGE IN CITY MAP MM \$  
☐ ZONING MAP AMENDMENT ZM \$  
☒ ZONING TEXT AMENDMENT ZR \$ 0  
☐ ZONING SPECIAL PERMIT ZS \$  
☐ ZONING AUTHORIZATION ZA \$  
☐ ZONING CERTIFICATION ZC \$  
☐ PUBLIC FACILITY SEL /ACQ PF \$  
☐ DISPOSITION OF REAL PROP PP \$  
☐ URBAN DEVELOPMENT ACTION HA \$  
☐ URBAN RENEWAL PROJECT \$  
☐ HOUSING PLAN & PROJECT \$  
☐ FRANCHISE \$  
☐ REVOCABLE CONSENT \$  
☐ CONCESSION \$  
☐ LANDFILL \$  
☐ OTHER (Describe) \$

☐ MODIFICATION☐ FOLLOW-UP☐ RENEWAL☐ OTHER

APPLICATION NO

APPLICATION NO

SPECIFY

TOTAL FEE (For all actions) \$ 0

Make Check or Money Order payable to Department of City Planning

If fee exemption is claimed check box below and explain

☒ applicant is a city agencyHas pre-application meeting been held? ☐ NO ☐ YES

If yes

DCCP Office/Representative

Date of meeting

2015 SEP 18 PM 12:05  
OFFICE OF CITY PLANNING

RECEIVED  
SEP 30 2015  
BY COMMUNITY BOARD 8

5.  
ENVIRONMENTAL  
REVIEW

CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) (Discuss with CEQR lead agency before completing)

LEAD AGENCY City Planning CommissionCEQR NUMBER 15DCP104Y

## TYPE OF CEQR ACTION

☐ TYPE II

Type II category \_\_\_\_\_

Date determination was made \_\_\_\_\_

☒ TYPE I

Has EAS been filed?

Yes ☒No ☐☐ UNLISTED

If yes, Date EAS filed

2/20/15

Has CEQR determination been made?

Yes ☒No ☐

If yes, what was determination?

Negative Declaration ☐CND ☐Positive Declaration ☒

Date determination made

09/18/15

(Attach Copy)

If Positive Declaration has PDEIS been filed?

yes

Has Notice of Completion (NOC) for CEIS been issued?

yes

If yes, attach copy

If PDEIS has not been filed, has final scope been issued?

yesIf yes, date issued 09/18/156.  
COASTAL ZONE  
MANAGEMENTIS SITE IN STATE DESIGNATED COASTAL ZONE MANAGEMENT (CZM)? AREA? No ☐ Yes ☐7.  
RELATED  
ACTIONS BY  
CITY PLANNING

LIST ALL CURRENT OR PRIOR CITY PLANNING COMMISSION ACTIONS RELATED TO SITE

APPLICATION NO

DESCRIPTION DISPOSITION/STATUS

CAL NO

DATE

8.  
RELATED  
ACTIONS BY  
OTHER  
AGENCIES

LIST ALL OTHER CURRENT OR PRIOR CITY STATE OR FEDERAL ACTIONS RELATED TO APPLICATION

REFERENCE NO

DESCRIPTION DISPOSITION/STATUS

CAL NO

DATE

9.  
FUTURE  
ACTIONS  
REQUIRED

LIST ALL FUTURE CITY STATE OR FEDERAL ACTIONS REQUIRED TO IMPLEMENT THE PROPOSED ACTION

10.  
APPLICANT  
Attach authorizing  
resolution(s) if  
applicable)

Beth Lebowitz

NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE

SIGNATURE OF APPLICANT

DATE 9/18/2015

Department of City Planning

APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)

11.  
CO-APPLICANTSAttach authorizing  
resolution(s) if  
applicable)

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE

SIGNATURE OF CO-APPLICANT

DATE

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS

CITY

STATE

ZIP

TEL NO.

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE

SIGNATURE OF CO-APPLICANT

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS

CITY

STATE

ZIP

TEL NO.

ADMINISTRATIVE  
CODE

## NOTICE

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION ON OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 16-154 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

THIS APPLICATION WILL BE DEEMED PRELIMINARY UNTIL IT IS CERTIFIED AS COMPLETE BY THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION. ADDITIONAL INFORMATION MAY BE REQUESTED OF THE APPLICANT BY THE DEPARTMENT OF CITY PLANNING.

NY1600407RY

# City Map Change . . . . . MN

**Proposed City Map Change**  
(Check appropriate boxes)

- APPLICATION NO
1. ESTABLISH NEW ☐ STREET ☐ PARK ☐ PUBLIC PLACE ☐ GRADE
  2. ELIMINATE EXISTING ☐ STREET ☐ PARK ☐ PUBLIC PLACE ☐ GRADE
  3. CHANGE EXISTING STREET ☐ WIDTH ☐ ALIGNMENT ☐ GRADE
  4. EASEMENT  
Delineate New ☐ Remove Existing ☐ Modify Existing ☐
  5. RELATED ACQUISITION OR DISPOSITION OF PROPERTY ☐

# Zoning Map Change . . . . . ZM

**Proposed Zoning Map Change(s)**

APPLICATION NO

(If more than five changes are being requested, enter "see attached" below and list ALL PROPOSED ZONING CHANGE in the same format as below on a separate sheet titled "Proposed Zoning Map Changes")

CHANGE #1	FROM	EXISTING	TO	PROPOSED
CHANGE #2	FROM	EXISTING	TO	PROPOSED
CHANGE #3	FROM	EXISTING	TO	PROPOSED
CHANGE #4	FROM	EXISTING	TO	PROPOSED
CHANGE #5	FROM	EXISTING	TO	PROPOSED

# Zoning Text Amendment . . . . . ZF

**N160049ZRY**  
APPLICATION NO

If more than five sections are proposed to be amended, enter "see attached" below, and list ALL PROPOSED TEXT AMENDMENTS in the same format as below on a separate sheet titled "Proposed Zoning Text Amendments."

**Affected Zoning Resolution (ZR) Sections**

ZR SECTION NUMBER ZONING RESOLUTION SECTION TITLE

see attached

2015 SEP 16 PM 2:05  
OFFICE OF CITY PLANNING

# Zoning for Quality and Affordability

SECTION	TITLE	MODIFICATION	DETAILS	CROSS-REFERENCES
11-23	Demolition and Replacement	Text change	Change title of a listed x-ref to 37-35	23-03, 23-04, 33-03, 37-35, 37-40, 81-42, 81-46, 81-72, 82-12, 82-23, 91-12, 91-41, 91-43, 93-14, 93-65, 93-66, 93-70, 95-03, 95-04, 95-08, 97-12, 97-22, 97-23, 98-14, 98-53, 98-54, 98-60, 101-11, 101-12, 101-43, 108-30, 109-132, 109-21, 109-33, 115-14, 116-12, 116-13, 117-31, 117-42, 117-44, 117-45, 117-513, 117-553, 118-40, 118-50, 119-112, 119-216, 122-50, 124-30, 124-40, 126-21
11-23	Demolition and Replacement	Text change	Change a listed x-ref to 117-553	
11-23	Demolition and Replacement	Text change	Change the number of a listed x-ref from 118-60 to 118-50	

# Zoning for Quality and Affordability

SECTION	TITLE	MODIFICATION	DETAIL	CROSS-REFERENCES
12-10	DEFINITIONS	Text change	Add #Long-term care facilities# in #Adult physical culture establishments# def	
12-10	DEFINITIONS	Text change	Strike "nursing homes" from #Adult physical culture establishments# def	
12-10	DEFINITIONS	Text change	Add #Affordable independent residence for seniors# definition	23-911, 28-31
12-10	DEFINITIONS	Text change	Change "ten" to "five" in #Base plane# definition	
12-10	DEFINITIONS	Text change	Strike "terrace" and "terraces" in #Floor area# definition part (f)	
12-10	DEFINITIONS	Text change	Add text to #Floor area# definition in (n)	
12-10	DEFINITIONS	Text change	Strike "terrace" and "terraces" in #Floor area# definition part (5)	
12-10	DEFINITIONS	Text change	Add "bridges" in #Floor area# definition part (5)	
12-10	DEFINITIONS	Text change	Add text to #Floor area# definition part (10)	
12-10	DEFINITIONS	Text change	#Height factor# definition--strike erroneous rules, add more pertinent rules	
12-10	DEFINITIONS	Text change	Add #Income-restricted housing unit# definition	
12-10	DEFINITIONS	Text change	Add #Long-term care facilities#	
12-10	DEFINITIONS	Text change	Add/strike text to #Lot coverage# definition	23-44
12-10	DEFINITIONS	Text change	Strike #Non-profit residence for the elderly# definition	
12-10	DEFINITIONS	Text change/Title change	Change titles and section numbers affected by ZQA, x-ref'd in #Predominantly built-up area# definition	23-143, 23-22, 23-44, 23-631, 23-16, 25-22, 25-23
12-10	DEFINITIONS	Text change	Expand #Quality Housing building# def	
12-10	DEFINITIONS	Text change	Strike "sanitariums," and "nursing homes", add #Long-term care facilities# in #Residence, or residential# definition	
12-10	DEFINITIONS	Text change	Add #Transit Zone# definition	



# Zoning for Quality and Affordability

SECTION	TITLE	MODIFICATION	DETAILS	CROSS-REFERENCES
13-22	Applicability of Enclosure and Screening Requirements	Text change	Add applicable x-references; change titles affected by ZQA	32-431, 32-432, 32-435, 37-35, 81-42, 82-21, 91-12, 95-08, 96-21, 98-14, 99-03, 109-11, 132-20
13-221	Enclosure and screening requirements	Text change	Strike unnecessary text, cross-reference to transparency text in 37-35 to condense	13-45, 37-35, 37-34, 37-921

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SECTION	TITLE	MODIFICATION	DETAILS	CROSS-REFERENCES
15-012	Applicability within C6-1G, C6-2G, M1-5A, M1-5B or M1-6D Districts	Text change	Change x-refs affected by ZQA	74-782, 15-013, 15-024, 15-11, 15-12, 15-30, 42-481
15-021	Special use regulations	Text change	Change x-refs affected by ZQA (strike ref to 15-025)	32-42, 15-22, 15-024, 15-23, 15-60, 74-782
15-024	Notice of filing to create dwelling units	Text change/Section change	Strike	
15-025	Double glazed windows	Text change/Section change	Strike	
15-026	Special bulk regulations for certain pre-existing dwelling units, joint living-work quarters for artists and loft dwellings	Section change	Renumbered to 15-024	
15-024	Special bulk regulations for certain pre-existing dwelling units, joint living-work quarters for artists and loft dwellings	Section change	Renumbered from 15-026	15-111, 15-22, 43-17, 111-40, 15-021, 15-215, 42-133, 42-141, 74-782, 111-40
15-111	Number of permitted dwelling units	Text change	Change "Factor" in chart; change x-refs affected by ZQA	23-20, 74-71, 15-112, 15-024
15-20	REGULATIONS GOVERNING RESIDENTIAL CONVERSIONS WITHIN EXISTING BUILDINGS IN C6-2M, C6-4M, M1-5M AND M1-6M DISTRICTS	Text change	Title change to x-refs	15-21, 15-22, 23-20, 23-26, 24-20, 35-40, 54-31, 15-23, 15-24, 74-711
15-41	Enlargements of Converted Buildings	Text change	Change x-refs affected by ZQA	23-151
15-60	REFERENCED COMMERCIAL AND MANUFACTURING USES	Text change	Change x-refs affected by ZQA (strike ref to 15-025)	15-021, 15-025, 15-212, 73-53

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SECTION	TITLE	MODIFICATIONS	DETAILS	CROSS-REFERENCES
22-12	Use Group 2	Text Change	Strike #non-profit residences for the elderly#, add #affordable independent residences for seniors#; Add #rooming units# to be included with #residences#	
22-13	Use Group 3	Text Change	Strike "domiciliary care facilities for adults..." text, add #Long-term care facilities# to UG 3 (3) A	
22-13	Use Group 3	Text Change	Strike "Nursing homes and health-related facilities..." text, strike "sanitariums" to UG 3 (3) A	
22-13	Use Group 3	Text Change	Add new superscript 2, strike previous superscript 2 and superscript 3 in UG 3; change previous superscript 4 to superscript 3	22-42
22-14	Use Group 4	Text Change	Change superscript 3 "Rights of Way" in UG 4	22-41
22-22	By the City Planning Commission	Text Change	Strike "Domiciliary care facilities for adults" in R1-R10	
22-22	By the City Planning Commission	Text Change	Add LTCF in R1 and R2	
22-22	By the City Planning Commission	Text Change	Strike Nursing home and health-related facilities in Community Districts, R1-R10	
22-42	Certification of Certain Community Facility Uses	Title Change	Strike title for new title	
22-42	Certification of Certain Community Facility Uses	Text Change	Strike text	
22-42	Long-Term Care Facilities	Title Change	New title, from "Certification of Certain Community Facility Uses"	
22-42	Long-Term Care Facilities	Text Change	New text added	74-901

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SECTION	TITLE	MODIFICATIONS	DETAILS	CROSS-REFERENCES
23-01	Applicability of This Chapter	Title change		
		Title change/Text Change		24-012, Article I Chapter 5; Article VI Chapter 2; Article VI, Chapter 4; Article V, Chapter 4; Article VII, Chapter 8
23-01	Applicability of this Chapter	Text Change	Updated title; Add, remove, change text for clarity	28-00, 28-01
23-011	Quality Housing Program	Text Change	Strike "applicable district"	
23-011	Quality Housing Program	Text Change	Add "for #Quality Housing buildings#"	
			Rearranged text in 23-011(b)(2), dropped down to 23-011(b)(l), changed reference from 23-633 to 23-662	23-662, 35-24
23-011	Quality Housing Program	Text Change	Added 23-011(b)(2)(ii), new text	23-90, 23-154, 23-155, 23-153, 23-664
23-011	Quality Housing Program	Text Change	Strike "except the following" in 23-011(c)(2)	
23-011	Quality Housing Program	Text Change	Text rewording in 23-011(c)	
23-011	Quality Housing Program	Text Change	Strike 23-011(c)(3)	
23-011	Quality Housing Program	Text Change	Add 23-011(d) and €	73-623
23-012	Lower density growth management areas	Text Change	Change cross-referenced section numbers and titles where applicable	11-45, 23-14, 23-32, 23-462, 23-532, 23-63
23-10	OPEN SPACE AND FLOOR AREA REGULATIONS	Text Change	New text	23-12, 23-13, 23-14, 23-15, 23-16, 23-17, 23-18
23-14	Minimum Required Open Space, Open Space Ratio, Maximum Lot Coverage and Maximum Floor Area Ratio	Title Change	Strike title	
23-14	Open Space and Floor Area Regulations in R1 through R5	Title Change	Add new title	
23-14	Open Space and Floor Area Regulations in R1 through R5	Text Change	Remove listing of R6 R7 R8 R9 R10	
23-14	Open Space and Floor Area Regulations in R1 through R5	Text Change	New text incorporated	23-22
23-141	Open space and floor area regulations in R1, R2, R3, R4 or R5 Districts	Title Change	Strike title	
23-141	Open space and floor area regulations in R1 and R2 Districts	Title Change	Add new title	
23-141	Open space and floor area regulations in R1 and R2 Districts	Text Change	New text added	
23-141	Open space and floor area regulations in R1, R2, R3, R4 or R5 Districts	Text Change	Strike all previous text	
23-142	In R6, R7, R8 or R9 Districts	Title change/Text Change	Strike title, strike text	
23-142	Open space and floor area regulations in other R1 and R2 Districts and R3 through R5 Districts	Title Change	Add new title	
23-142	Open space and floor area regulations in other R1 and R2 Districts and R3 through R5 Districts	Text Change	Change applicable districts	
23-142	Open space and floor area regulations in other R1 and R2 Districts and R3 through R5 Districts	Text Change	New text added	23-12, 23-441, 23-442
23-143	For high buildings in R6, R7, R8 or R9 Districts	Title change/Text Change	Strike title, strike text	
23-143	Optional regulations for predominantly built-up areas	Title Change	Add new title	
23-143	Optional regulations for predominantly built-up areas	Text Change	Change applicable districts	
23-143	Optional regulations for predominantly built-up areas	Text Change	New text added	
23-144	In designated areas where the Inclusionary Housing Program is applicable	Title change/Text Change	Strike title, strike text	
23-144	Affordable Independent residences for seniors	Title Change	Add new title	

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SECTION	TITLE	MODIFICATION	DETAILS	CROSS-REFERENCES
23-144	Affordable independent residences for seniors	Text Change	Applicable districts and new text added	23-142
23-145	For Quality Housing buildings	Deletion	Section deleted, moved	
23-146	Optional provisions for certain R5 and R6 Districts in Brooklyn	Deletion	Section deleted, moved	
23-147	For non-profit residences for the elderly	Deletion	Section deleted, moved	
23-148	For tower-on-a-base buildings in R9 Districts	Deletion	Section deleted, moved	
23-149	Special floor area regulations for certain sites in Community District 9, Borough of Manhattan	Deletion	Section deleted, moved	
23-15	Maximum Floor Area Ratio in R10 Districts	Title Change	Strike Title	
23-15	Maximum Floor Area Ratio in R10 Districts	Text Change	Strike Text	
23-15	Open Space and Floor Area Regulations in R6 through R10 Districts	Title Change	Add new title	
23-15	Open Space and Floor Area Regulations in R6 through R10 Districts	Text Change	Change applicable districts	
23-15	Open Space and Floor Area Regulations in R6 through R10 Districts	Text Change	New text added	24-10, 23-22, 23-911
23-151	Basic Regulations for R6 through R9 Districts	New Section	New title; text moved from 23-142 and 23-143	
23-152	Basic Regulations for R10 Districts	New Section	New title; text moved from 23-15	
23-153	For Quality Housing buildings	New Section	New title; text moved from 23-145	
23-154	Inclusionary Housing	New Section	New title; new text, text moved from 23-951 and 23-952	23-90, 23-911, 12-10, 74-743, 93-23, 96-21, 98-26
23-155	Affordable independent residences for seniors	New Section	New title; new text	
23-156	Special lot coverage for provisions for shallow lots	New Section	New title; new text	
23-16	Existing Public Amenities for Which Floor Area Bonuses Have Been Received	Title change/Text Change	Strike title, strike text	
23-16	Special Provisions for Certain Areas	Title Change	New title	
23-16	Special Provisions for Certain Areas	Text Change	New text; some text incorporated from 23-146 and 23-15	23-14, 23-15, 23-651, 23-153, 23-62, 23-84, 23-86
	Regulations Applying in Special Situations	Deletion	Strike text	
23-17	Special Provisions for Zoning Lots Divided by District Boundaries or Subject to Different Bulk Regulations	Title change/Text Change	Strike title, strike text	
23-17	Existing Public Amenities for Which Floor Area Bonuses Have Been Received	Title Change	New title	
23-17	Existing Public Amenities for Which Floor Area Bonuses Have Been Received	Text Change	New text	37-727, 74-761
23-18	Special Provisions for Zoning Lots Divided by District Boundaries or Subject to Different Bulk Regulations	New Section	New section number, text and title previously 23-17	
23-21	Required Floor Area per Dwelling Unit or Floor Area per Rooming Unit	Title Change	Strike "or Floor Area per Rooming Unit"	
23-21	Required Floor Area per Dwelling Unit	Title Change	New title	
23-21	Required Floor Area per Dwelling Unit	Text Change	Strike "#rooming units#", change x-ref title	23-24 (title changed), 23-25 (unchanged)
23-22	Maximum Number of Dwelling Units or Rooming Units	Title Change	Strike "or Rooming Units"	
23-22	Maximum Number of Dwelling Units	Title Change	New title	
23-22	Maximum Number of Dwelling Units	Text Change	New text added; certain pieces and x-refs struck; chart modified	23-151 (new), 23-24 (title changed)

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SECTION	TITLE	MODIFICATION	DETAILS	CROSS-REFERENCES
23-221	Maximum number of dwelling units or rooming units for non-profit residences for the elderly	Deletion	Section deleted entirely	
23-23	Minimum Size of Dwelling Units	Text Change	Strike "#non-profit residences for the elderly#" add "#affordable independent residences for seniors#"	
23-24	Special Provisions for Buildings Used Partly for Non-Residential Uses	Title Change	Strike "Used Partly for Non-Residential Uses"	
23-24	Special Provisions for Buildings Containing Multiple Uses	Title Change	Add new title	
23-24	Special Provisions for Buildings Containing Multiple Uses	Text Change	New text added; certain pieces and x-refs struck	23-22
23-25	Special Provisions for Existing Small Zoning Lots	Text Change	Update x-ref	23-22
23-35	Special Provisions for Zoning Lots Containing Certain Community Facility Uses in Lower Density Growth Management Areas	Text Change	Strike "nursing homes as defined in the New York State Hospital Code" add "#long-term care facilities#"	22-14 (unchanged); 12-10 (unchanged)
23-44	Permitted Obstructions in Required Yards or Rear Yard Equivalents	Text Change	Changed in (b){4}; (b){5}(ii); new text (b){9}	23-13 (unchanged); 25-621 (unchanged); 23-62 (unchanged); 25-85 (unchanged); 23-90 (unchanged)
23-462	Side yards for all other buildings containing residences	Text Change	Changed in (c)	23-461 (unchanged), 23-49 (unchanged), 23-44
23-47	Minimum Required Rear Yards	Text Change		23-51 (number changed from 23-52); 23-52 (title change); 23-53 (unchanged); 23-54 (unchanged); 23-471 (unchanged)
23-52	Special Provisions for Shallow Interior Lots	Text Change	Strike previous text entirely, add new text	
23-532	Required rear yard equivalents	Text change	Strike pieces of text/add new text	23-533 (new), 23-44
23-533	Required rear yard equivalents for Quality Housing buildings	New Section	New title; new text	23-52 (title changed); 23-44 (unchanged), 23-534
23-534	Special Provisions for Shallow Through Lots	New Section	New title; new text	
23-543	For zoning lots with multiple rear lot lines	Text Change	new text added	23-52
23-544	In certain districts	Text Change		23-631 (title changed)
23-60	HEIGHT AND SETBACK REGULATIONS	Text Change	Strike "Definitions and General Provisions"	
23-61	Definitions	Title Change	Strike Title	
23-61	Definitions	Text Change	Strike Text	
23-61	Applicability	Title Change/Text Change	Add applicable districts; add new title; new text	23-60 (unchanged); 23-63 (title changed); 23-64 (title changed); 23-65 (unchanged); 23-66 (title changed); 23-62 (unchanged); 23-67 (title changed); 23-68 (unchanged); 23-69 (unchanged)
23-62	Permitted Obstructions	Text change	Change text for x-refs	
23-621	Permitted obstructions in certain districts	Text change	New text added	
23-63	Maximum Height of Walls and Required Setbacks	Title change	Strike title	
23-63	Maximum Height of Walls and Required Setbacks	Text change	Strike text; change applicable districts	
23-63	Height and Setback Requirements in R1 Through R5 Districts	Title change	Add new title	
23-63	Height and Setback Requirements in R1 Through R5 Districts	Text change	New text added	

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SECTION	TITLE	MODIFICATION	DETAILS	CROSS-REFERENCES
23-631	Height and setback in R1, R2, R3, R4 and R5 Districts	Title change	Strike title	
23-631	General Provisions	Title Change/Text Change	New title; new text added; some text struck; most existing text remains as is; some x-refs changed	23-62, 23-143, 23-44, 78-31
23-632	Front setbacks in districts where front yards are not required	Title change	Strike title	
23-632	Front setbacks in districts where front yards are not required	Text Change	Strike text	
23-632	Required side and rear setbacks	Title Change/Text Change	New title/text added	23-13, 23-62
23-633	Street wall location and height and setback regulations in certain districts	Deletion	Section deleted entirely	
23-634	Special height and setback regulations in R10 Districts within Community District 7, Borough of Manhattan	Deletion	Section deleted entirely	
23-635	Special bulk regulations for certain sites in Community District 4, Borough of Manhattan	Deletion	Section deleted entirely (title and text moved to 23-673)	
23-636	Special height and setback regulations for certain sites in Community District 9, Borough of Manhattan	Deletion	Section deleted entirely	
23-64	Alternate Front Setbacks	Title change	Strike title	
23-64	Alternate Front Setbacks	Text change	Strike text	
23-64	Basic Height and Setback Requirements	Title change	New title	
23-64	Basic Height and Setback Requirements	Text change	New text added	23-65
23-641	Front setbacks	New Section	New title; new text added	23-62, 23-65
23-642	Alternate Front Setbacks	New Section	New title; new text added	23-62, 23-65
23-65	Tower Regulations	Text change	New text added; some pieces struck	
23-651	Tower-on-a-base	Text change	Update x-ref; strike some text	23-64
23-66	Required Side and Rear Setbacks	Title change	Title struck	
23-66	Required Side and Rear Setbacks	Text change	Text struck	
23-66	Height and Setback Requirements for Quality Housing Buildings	Title change	New title	
23-66	Height and Setback Requirements for Quality Housing Buildings	Text change	New text added	
23-661	Required side and rear setbacks for tall buildings in low bulk districts	Title change	Title struck	
23-661	Required side and rear setbacks for tall buildings in low bulk districts	Text change	Text struck	
23-661	Street wall location	Title change	New title	
23-661	Street wall location	Text change	New text added	
23-662	Required side and rear setbacks for permitted non-residential uses in low bulk districts	Title change	Title struck	
23-662	Required side and rear setbacks for permitted non-residential uses in low bulk districts	Text change	Text struck	
23-662	Maximum height of buildings and setback regulations	Title change	New title	
23-662	Maximum height of buildings and setback regulations	Text change	New text added	23-621
23-663	Required rear setbacks for tall buildings in other districts	Title change	Title struck	
23-663	Required rear setbacks for tall buildings in other districts	Text change	Text struck	
23-663	Tower regulations in R9D and R10X districts	Title change	New title	

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SECTION	TITLE	MODIFICATION	DETAILS	CROSS-REFERENCES
23-663	Tower regulations in R9D and R10X districts	Text change	New text added	23-651, 23-621
23-664	Modified height and setback regulations for certain buildings	New Section	New title; new text added	23-90
23-665	Additional regulations	New Section	New title; new text added	23-44
23-67	Special Provisions Relating to Specified Street	Title change	Part of title struck	
23-67	Special Height and Setback Provisions for Certain Areas	Title change	New title	
23-671	Special provisions for zoning lots directly adjoining public parks	Text change	Update x-ref	23-63, 23-64, 23-66
23-672	Special provisions for certain streets in Community District 6 in the Borough of Brooklyn	Deletion	Delete section; change title, text	
23-672	Special height and setback regulations in R10 Districts within Community District 7, Borough of Manhattan	New Section	New title; new text added, section number remains as is	23-64, 74-95
23-673	Special bulk regulations for certain sites in Community District 4, Borough of Manhattan	New Section	Title and text moved from 23-635	23-911
23-674	Special height and setback regulations for certain sites in Community District 9, Borough of Manhattan	New Section	New title; new text added	23-664, 23-90
23-692	Height limitations for narrow buildings or enlargements	Text change	New text added; some pieces struck; x-refs updated	23-642, 23-65, 24-53, 24-54, 33-44, 33-45, 23-66, 35-24, 23-90
23-693	Special provisions applying adjacent to R1 through R6B Districts	Text change	Some of previous text struck, new text added	23-662
23-71	Minimum Distance between Buildings on a Single Zoning Lot	Text change	New x-ref	23-532, 23-553
23-711	Standard minimum distance between buildings	Text change	New text added, previous text restructured	
23-841	Narrow outer courts	Text change	Change applicable districts, reword text; add new applicable districts, respective text/provisions	
23-842	Wide outer courts	Text change	Change applicable districts, reword text; add new applicable districts, respective text/provisions	
23-843	Outer court recesses	Text change	Change applicable districts, reword text; add new applicable districts, respective text/provisions	
23-844	Modification of court and side yard regulations in the area of the former Bellevue South Urban Renewal Plan in the Borough of Manhattan	Text change	Revise x-ref	23-462, 23-80
23-851	Minimum dimensions of inner courts	Text change	New text added, change applicable districts, strike parts of existing text	
23-852	Inner court recesses	Text change	Change applicable districts, reword text; add new applicable districts, respective text/provisions	
23-861	General provisions	Text change	New text added	23-84, 23-841, 23-52, 23-44
23-863	Minimum distance between legally required windows and any wall in an inner court	Text change	Some text struck, some text added	23-851
23-892	In R6 through R10 Districts	Text change	Text added; text struck	28-23
23-911	General definitions	Text change	Update x-ref	23-154
23-931	Lower income housing plans approved prior to July 29, 2009	Text change	Update x-ref	23-154, 23-941
23-932	R10 districts	Text change	Update x-ref	23-154
23-95	Compensated Zoning Lots	Text change	New text added	23-154
23-951	Floor area compensation in R10 Districts other than Inclusionary Housing designated areas	Deletion	Delete section	



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SECTION	TITLE	MODIFICATION	DETAILS	GROSS REFERENCES
23-952	Floor area compensation in Inclusionary Housing designated areas	Deletion	Delete section	
23-953	Special floor area compensation provisions in specified areas	Deletion	Delete section	
23-954	Height and setback for compensated developments in Inclusionary Housing designated areas	Section change/Text change	Renumbered to 23-951; Update x-ref	23-66, 35-24, 123-662

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SECTION	TITLE	MODIFICATION	DETAILS	CROSS-REFERENCES
24-011	Exceptions to the bulk regulations of this Chapter	Text change	Strike nursing home ref; add new text, applicable districts	22-14, 12-10, 23-44, 23-46, 23-66, 23-661
24-011	Exceptions to the bulk regulations of this Chapter	Title change	Strike title, switch with 24-012	
24-011	Exceptions to the bulk regulations of this Chapter	Text change	Strike text, switch with 24-012	
24-011	Quality Housing Program	Title change	Title from 24-012	
24-011	Quality Housing Program	Text change	NEW text from 24-012	28-01
24-012	Quality Housing Program	Title change	Strike title, switch with 24-011	
24-012	Quality Housing Program	Text change	Strike previous text entirely; add new text, switch with 24-011	
24-012	Exceptions to the bulk provisions of this Chapter	Title change	Title from 24-011	
24-012	Exceptions to the bulk provisions of this Chapter	Text change	Text from 24-011	24-04, 22-14, 23-44, 23-46, 23-66, 24-35, 34-55, 12-10, 24-112, 23-661, 24-33
24-013	Special provisions for certain community facility uses	New Section	New title and text	74-903, 28-01, 24-111, 24-161
24-10	FLOOR AREA AND LOT COVERAGE REGULATIONS	Text change	New text incorporated	24-11, 24-111, 24-112, 24-13, 24-14, 24-15, 24-17
24-11	Maximum Floor Area Ratio and Percentage of Lot Coverage	Text change	Strike some text; chart modified	
24-111	Maximum floor area ratio for certain community facility uses	Text change	New text incorporated; titles for x-refs changed; some text struck; chart modified	22-21, 73-12, 73-13, 74-901, 74-903
24-112	Existing public amenities for which floor area bonuses have been received	Section change	Title and text moved to 24-113	
24-112	Special floor area ration provisions for certain areas	New text/title	Previous text/title moved to 24-113	
24-113	Existing public amenities for which floor area bonuses have been received	New section	New section, title and text moved from 24-112 (renumbered)	37-727; 74-761
24-13	Floor Area Bonus for Deep Front and Wide Side Yards	Text change	New text incorporated	24-11
24-16	Special Provisions for Zoning Lots Containing Both Community Facility and Residential Uses	Text change	New text incorporated	
24-161	Maximum floor area ratio for zoning lots containing community facility and residential uses	Text change	Strike some applicable districts; change x-ref	23-154, 24-11, 23-90
24-162	Maximum floor area ratios and special floor area limitations for zoning lots containing residential and community facility uses in certain districts	Text change	Strike some text; add new text	24-013
24-163	Open space ratio for residential portion	Text change	Change applicable districts	
24-164	Location of open space for residential portion	Text change	Strike (b), modified text	
24-20	APPLICABILITY OF DENSITY REGULATIONS TO ZONING LOTS CONTAINING BOTH RESIDENTIAL AND COMMUNITY FACILITY USES	Text change	Strike some text, remove obsolete terms	23-24
23-31	Applicability of Yard Regulations	Text change	Remove obsolete terms; add new text	23-463, 24-40
24-33	Permitted Obstructions in Required Yards or Rear Yard Equivalents	Text change	measurements changed in (b) (5) and (6)	25-85 , 24-165
24-381	Excepted through lots	Text change	Strike (b), modified text	
24-382	Required rear yard equivalents	Text change	Some text struck	
24-50	HEIGHT AND SETBACK REGULATIONS	Text change	New text incorporated	23-60, 24-521, 24-522, 24-53, 24-54, 24-55, 24-56, 24-57, 24-58, 24-59
24-521	Front setbacks in districts where front yards are required	Text change	Text added	
24-522	Front setbacks in districts where front yards are not required	Text change	Text struck, added, Strike (b), modified text	

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SECTION	TITLE	MODIFICATION	DETAILS	CROSS-REFERENCES
24-523	Special height and setback regulations	Deletion	Section removed	
24-53	Alternate Front Setbacks	Text change	Strike (b), modified text	24-52, 24-51, 24-54
24-54	Tower Regulations	Text change	Add new text, strike some text	23-651, 23-652
24-55	Required Side and Rear Setbacks	Text change	Grammar change	
24-552	Required rear setbacks for tall buildings	Text change	Strike (b), modified text	
24-56	Special Provisions for Zoning Lots Directly Adjoining Public Parks	Title Change	Previous title	
24-56	Special Provisions for Certain Areas	Title Change/text change	New title; text added	23-672, 23-675, 24-52
24-592	Height limitations for narrow buildings or enlargemetns	Text change	Change applicable districts	23-692
24-593	Special provisions applying along district boundaries	Deletion	Section removed	

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SECTION NO.	TITLE	MODIFICATION	DETAILS	CROSS-REFERENCES
25-021	Applicability of regulations to non-profit hospital staff dwellings	Text change	Strike some text, add new text	
25-025	Applicability of regulations to Quality Housing	Text change	Update x-ref	28-40
25-027	Applicability of regulations in Community District 14, Queens	Text change	Incorporate new text ref to 23-91	23-91
25-16	Maximum Spaces for Other than Single-Family Detached Residences	Text change	Remove obsolete terms; chart modified	25-17
25-161	In R3, R4, or R5 Districts	Text change	Strike some text, remove obsolete terms	
25-21	General Provisions	Text change	Remove obsolete terms, associated text	25-22, 25-23, 25-24, 25-25, 25-28, 25-16
25-211	Application of requirements to conversion and certain enlargements	Text change	Remove obsolete terms, associated text	
25-212	Parking requirements applicable to non-profit hospital staff dwelling	Deletion	text removed entirely	
25-23	Requirements Where Group Parking Facilities Are Provided	Text change	Chart modified	25-41
25-231	Modification of requirements to facilitate affordable housing	New section	New title, text	73-433
25-241	Reduced requirements	Text change	Chart modified	
25-25	Modification of Requirements for Public, Publicly-Assisted and Government Assisted Housing or for Non-profit Residences for the Elderly	Title change	Previous title	
25-25	Modification of Requirements for Public, Publicly-Assisted and Government Assisted Housing or for Non-profit Residences for the Elderly	Text change	text removed entirely	
25-25	Modification of Requirements for Income-Restricted Housing Units or Affordable Independent Residences for Seniors	Title change/text change	New title, text	23-91, 25-23
25-251	Income-restricted housing units	New section	New title, text	73-434
25-252	Affordable Independent Residences for Seniors	New section	New title, text	73-435
25-26	Waiver of Requirements for Small Number of Spaces	Text change	Strike some text	25-21
25-261	For developments or enlargements	Text change	Chart modified	
25-31	General Provisions	Text change	Remove obsolete terms	
25-33	Waiver of Requirements for Spaces below Minimum Number	Text change	Chart modified	25-331, 25-31, 25-32
25-521	Maximum distance from zoning lot	Text change	Chart modified	
25-811	Enclosed bicycle parking spaces	Text change	Term updated	
25-85	Floor Area Exemption	Text change	Term updated	

Zoning for Quality and Affordability				
SECTION	TITLE	MODIFICATION	DETAIL	CROSS-REFERENCES
28-00	GENERAL PURPOSES	Text change	New text	
28-01	Applicability of this Chapter	Text change	New text, struck text	34-111, 34-112, 28-12, 28-23, 28-43, 28-13
28-02	Definitions	Text change	New text, definition for #Dwelling unit#	
28-03	Quality Housing Program Elements	Text change	New text, struck text	
28-10	NEIGHBORHOOD IMPACT	Title change	Title struck	
		Title change/text change	Title struck, text struck	
28-11	Bulk Regulations	Section change	Renumbered	
28-20	BUILDING INTERIOR	Title change	New section number, previously 28-20	
28-10	BUILDING INTERIOR	Deletion	Title struck, section struck, text struck	
28-21	Size of Dwelling Units	Title change/text change	New title, new text	
28-11	Elevated Ground Floor Units	Deletion	Title struck, text struck	
28-22	Windows	Section change	Renumbered	
28-23	Refuse Storage and Disposal	Section change/text change	New section number, previously 28-23; remove obsolete terms, some new text	
28-12	Refuse Storage and Disposal	Section change	Renumbered	
28-24	Laundry Facilities	Section change/text change	New section number, previously 28-24; remove obsolete terms, some new text	23-87
28-13	Laundry Facilities	Section change	Renumbered	
28-25	Daylight in Corridors	Section change/text change	New section number, previously 28-25; struck text, new text	
28-14	Daylight in Corridors	Section change	Renumbered	
28-30	RECREATION SPACE AND PLANTING AREAS	Section change/text change	New section number, previously 28-33; struck previous text, new text added	
28-20	RECREATION SPACE AND PLANTING AREAS	Section change	Renumbered from 28-30	
28-31	Required Recreation Space	Section change	Renumbered	
28-21	Required Recreation Space	Section change	Renumbered	28-22
28-32	Standards for Recreation Space	Section change	New section number, previously 28-32; new text added	23-87
28-22	Standards for Recreation Space	Section change	Renumbered	
28-33	Planting Areas	Section change	Renumbered	
28-23	Planting Areas	Section change	Renumbered	
28-40	SAFETY AND SECURITY	Section change	Renumbered	
28-30	SAFETY AND SECURITY	Section change	Renumbered from 28-40	
28-41	Density per Corridor	Section change	New section number, previously 28-41; remove obsolete terms, modified chart	
28-31	Density per Corridor	Section change	Renumbered	
28-50	PARKING FOR QUALITY HOUSING	Section change	Renumbered	
28-40	PARKING FOR QUALITY HOUSING	Section change	Renumbered from 28-50	
28-51	Screening	Section change	Renumbered	
28-41	Screening	Section change	Renumbered from 28-51	25-66
28-52	Special Regulations for Off-Site Accessory Parking	Section change	Renumbered	
28-42	Special Regulations for Off-Site Accessory Parking	Section change	Renumbered from 28-52	
28-53	Location of Accessory Parking	Section change	Renumbered	
28-43	Location of Accessory Parking	Section change	Renumbered from 28-53	

Zoning for Quality and Affordability				
SECTION NO.	TITLE	MODIFICATION	DETAILS	CROSS-REFERENCES
32-32	By the City Planning Commission	Text change	Remove obsolete terms, add uses in particular districts	22-42
32-423	Limitation on ground floor location	Text change	Chart modified	
32-431	Ground floor use in C1-8A, C1-9A, C2-7A, C2-8A, C4-6A and C4-7A Districts	Text change	Text added, removed, changed for clarification; added lobby clarification	37-33, 32-512
32-432	Ground floor use in Community Board 7, Borough of Manhattan	Text change	Text added, removed, changed for clarification	37-33
32-433	Ground floor use in C1, C2 and C4 Districts in the Borough of Staten Island	Text change	Text added, removed, changed for clarification	37-33, 37-32, 37-35, 23-40
32-434	Ground floor use in C4-5D and C6-3D Districts and in certain C2 Districts	Text change	Text added, removed, changed for clarification	37-33, 37-32, 37-35, 37-34
32-435	Ground floor use in High Density Commercial Districts	New Section	Section, title, text added for GF use, transparency, retail continuity, and sign regs	37-34
32-442	Use of railroad or transit air space	Text change	Update x-ref	98-16
32-45	Certification of Certain Community Facility Uses	Deletion	Section, title, text struck	

Zoning for Quality and Affordability				
SECTION	TITLE	MODIFICATION	DETAILS	CROSS-REFERENCES
33-011	Quality Housing Program	New Section	Section, title, text added	33-012
33-012	Special Provisions for Certain Community Facility Uses	New Section	Section, title, text added	22-42, 74-901, 33-121, 74-902, 74-903, 35-23, 23-66, 35-65, 28-01
33-12	Maximum Floor Area Ratio	Text change	Text added for clarification of floor area	
33-121	In districts with bulk governed by Residence District bulk regulations	Text change	Remove obsolete terms, update terms; add text, applicable districts	24-111, 74-903, 23-153
32-123	Community facility buildings or buildings used for both community facility and commercial uses in all other Commercial Districts	Text change	Text added, removed, changed for clarification; terms updated	74-903, 24-111
33-23	Permitted Obstructions in Required Yards or Rear Yard Equivalents	Text change	Update x-ref	24-166
33-40	HEIGHT AND SETBACK REGULATIONS	Text change	Strike "Definitions and General Provisions" subtitle; add new text indicating excluded districts from the section's provisions	
33-431	In C1 or C2 Districts with bulk governed by surrounding Residence District	Text change	Text added, removed, changed for clarification	
33-432	In other Commercial Districts	Text change	Text added, removed, changed for clarification	
33-433	Special height and setback regulations	Text change	Update x-ref	23-672, 23-674, 23-60
33-44	Alternate Front Setbacks	Text change	Text added for clarification	
33-451	In certain specified Commercial Districts	Text change	Update x-ref	24-166
33-493	Special provisions along certain district boundaries	Deletion	Section, title, text struck	

# **Zoning for Quality and Affordability**

SECTION	TITLE	MODIFICATION	DETAILS	CROSS-REFERENCES
34-011	Quality Housing Program	Text change	Text added, removed, changed for clarification; terms updated	23-011, 73-623, 34-20, 34-112
34-112	Residential bulk regulations in other C1 or C2 Districts or in C3, C4, C5 or C6 Districts	Text change	Chart modification	
34-22	Modification of Floor Area and Open Space Regulations	Text change	Update x-ref	23-10, 34-11
34-225	Floor area increase for Inclusionary Housing in C4-7 Districts within Community District 7, Borough of Manhattan	Text change	Text added, removed, changed for clarification	23-16, 23-154, 23-90
34-233	Special provisions applying along district boundaries	Text change	Text added, removed, changed for clarification	34-24
34-24	Modification of Height and Setback Regulations	Text change	Text added, removed, changed for clarification	23-692, 23-90, 23-693, 23-66, 35-24, 34-11



Zoning for Quality and Affordability				
SECTION	DESCRIPTION OF PROVISIONS	MODIFICATIONS	DETAILS OF MODIFICATIONS	CROSS-REFERENCES
35-011	Quality Housing Program	Text change	Text added, removed, changed for clarification	28-01, 23-011, 35-22, 35-23, 35-012, 73-623
35-012	Special Provisions for Certain Community Facility Uses	New section	Section, title, text added	23-40, 74-903, 23-66, 33-121, 33-123, 28-01, 35-23, 35-24, 35-31
35-22	Residential Bulk Regulations in C1 or C2 Districts Whose Bulk Is Governed by Surrounding Residence District	Text change	Update x-ref	23-66, 35-65
35-23	Residential Bulk Regulations in Other C1 or C2 Districts or in C3, C4, C5 or C6 Districts	Text change	Update x-ref, new text added, chart modified	23-66, 23-692, 35-25, 23-90, 35-65
35-24	Special Street Wall Location and Height and Setback Regulations in Certain Districts	Deletion	Entire text struck--provisions relocated/Incorporated into 35-65	
35-31	Maximum Floor Area Ratio	Text change	Text added, removed, changed for clarification	23-16, 23-154, 23-90
35-311	Maximum floor area and special provisions for mixed buildings or zoning lots with multiple buildings containing community facility use in certain districts	Text change	Text added, removed, changed for clarification	35-03
35-32	Modification of Lot Coverage Regulations	Deletion	Section, title, text struck	
35-35	Floor Area Bonus for a Public Plaza or Arcade	Text change	Update x-ref	23-152, 37-70, 33-13, 33-14
35-40	APPLICABILITY OF DENSITY REGULATIONS	Text change	Update figures and terms	23-20, 23-22, 35-30
35-50	MODIFICATION OF YARD REGULATIONS	Text change	New text incorporated	
35-51	Modification of Front Yard Requirements	Text change	Some text struck, new text added	34-233
35-61	Height and Setback Regulations	Title change/text change	Title and text struck	
35-61	Applicability	Title change/text change	Title and text added; relocated from 35-24 with new text incorporated	35-60, 35-62, 35-63, 35-64, 35-65, 23-66, 35-65, 23-62, 23-64, 23-65
35-62	Maximum Height of Front Wall in Initial Setback Distance	Title change/text change	Title and text struck	
35-62	Commercial Districts with an R1 through R5 Residential Equivalent	Title change/text change	Title and text added; consolidate provisions from 35-61 and prev 35-62	35-51, 34-233
35-63	Special Tower Regulations for Mixed Buildings	Section change	Renumbered to 35-64	
35-63	Basic Height and Setback Modifications	New text/title	Text added; combines provisions from 35-61 and 35-62	35-51, 34-233, 23-64
35-64	Special Tower Regulations for Mixed Buildings	New section	Title and text previously 35-63; some text struck/added	23-65, 23-652, 32-42, 33-45
35-65	Height and Setback Requirements for Quality Housing Buildings	New section; Text change	Moved provisions from 35-24 to 35-65	35-651, 35-652, 35-653, 35-654, 35-655, 33-42, 23-621
35-651	Street wall location	New section	Moved provisions from 35-24 to 35-65	35-652, 23-662, 37-53
35-652	Maximum height of buildings and setback regulations	New section; Text change	Moved from 35-24; text added, removed, changed for clarification	23-662, 35-23, 35-653
35-653	Tower regulations	New section; Text change	Moved from 35-24; text added, removed, changed for clarification	23-651, 23-621, 32-241, 23-663
35-654	Modified height and setback regulations for certain buildings	New section, new title/text	Title and text added	23-90, 35-652, 35-23, 23-662, 23-664, 35-651, 35-652
35-655	Additional regulations	New section; Text change	Moved from 35-24; text added, removed, changed for clarification	35-651, 35-652, 33-23

# Zoning for Quality and Affordability

SECTION	TITLE	MODIFICATIONS	DETAILS	CROSS-REFERENCES
36-021	Applicability of regulation to non-profit hospital staff dwelling	Text change	Some text struck, new text added	
36-026	Applicability of regulations to Quality Housing	Text change	Update x-ref	28-60
36-21	General Provisions	Text change	Update term	73-44
36-231	In districts with high, medium, or low parking requirements	Text change	Chart modified	36-233, 36-27, 36-21, 36-22
36-31	General Provisions	Text change	Remove obsolete term, update x-ref, text removed/changed for clarification	36-32, 36-33, 36-34, 36-35, 36-37, 36-39
36-311	Application of requirements to conversions in C1 or C2 Districts	Text change	Remove obsolete term	
36-312	Application of requirements to conversions in C3, C4, C5 and C6 Districts	Text change	Remove obsolete term	
36-313	Application of requirements to non-profit hospital staff dwellings in C1 or C2 Districts with bulk governed by surrounding Residence Districts	Deletion	Text removed entirely	
36-314	Application of requirements to non-profit hospital staff dwellings in other Commercial Districts	Deletion	Text removed entirely	
36-341	Reduced requirements in C1 or C2 Districts governed by surrounding Residence District bulk regulations	Text change	Chart modified	
36-342	Reduced requirements in other C1 or C2 Districts or in C4, C5 or C6 Districts	Text change	Chart modified	
36-35	Modification of Requirements for Public Housing or Non-profit Residences for the Elderly	Title change	Old title partially struck	
36-35	Modification of Requirements for Income-Restricted Housing Units or Affordable Independent Residences for Seniors	Title change/text change	New title; text added, removed, changed for clarification	25-25, 35-22, 35-23
36-36	Waiver of Requirements for Small Number of Spaces	Text change	Text partially struck	36-31
36-362	In other C1 or C2 Districts or in C4, C5 or C6 Districts	Text change	Chart modified	36-31
36-421	Maximum distance from zoning lot	Text change	Chart modified	
36-711	Enclosed bicycle parking spaces	Text change	Update term, chart modified	
36-75	Floor Area Exemption	Text change	Update term	36-711, 36-73

# Zoning for Quality and Affordability

SECTION	TITLE	MODIFICATION	DETAILS	CROSS-REFERENCES
37-00	GENERAL PURPOSES	New section	Section, title, text added	
37-30	STREETSCAPE	Title change	Title struck	
37-30	SPECIAL GROUND FLOOR LEVEL STREETSCAPE PROVISIONS FOR CERTAIN AREAS	Title change/text change	New title; new text added	32-00, Article VI, Article VIII-XIII
37-31	Applicability	Text change	Previous text struck entirely, new text added	37-32, 37-34
37-311	Definitions	New section	Section, title, text added	37-30
37-32	Definitions	Title change	Title struck	
37-32	Ground Floor Depth Requirements for Certain Uses	Title change	New title; previous text struck entirely, new text added	37-31
37-33	Applicability of Article II	Title change	Title struck	
37-33	Maximum Width of Certain Uses	Title change/text change	New title; previous text struck entirely, new text added; Included new lobby provisions	25-631
37-34	Modifications to Applicability of Article II, Chapter 6	Title change	Title struck	
37-34	Minimum Transparency Requirements	Title change/text change	New title; previous text struck entirely, new text added; new transparency requirements	37-31
37-35	Retail Continuity	Title change	Title struck	
37-35	Parking Wrap and Screening Requirements	Title change/text change	New title; previous text struck entirely, new text added	
37-36	Sign Regulations	Deletion	Title/text struck entirely	
37-37	Street Wall Articulation	Deletion	Title/text struck entirely	
37-38	Sidewalk Widening in Certain Districts	Deletion	Title/text struck entirely	
37-40	OFF-STREET RELOCATION OR RENOVATION OF A SUBWAY STAIR	Text change	Updated x-ref	101-43, 91-43, 117-44, 118-50

Zoning for Quality and Affordability				
SECTION NO.	TITLE	MODIFICATION BY	DETAILS	CROSS-REFERENCES
42-485	Streetscape provisions	Text change	Text added, removed, or changed for clarification	37-32, 37-33, 37-35, 37-34

Zoning for Quality and Affordability				
SECTION	TITLE	MODIFICATION	DETAIL	CROSS-REFERENCES
43-621	Floor area regulations in M1-6D Districts	Text change	Text added, updated for clarity	23-90
43-623	Density in M1-6D Districts	Text change	Changed figures	35-40
43-624	Height and setback in M1-6D Districts	Text change	Text added, removed, changed for clarification; changed figures; strike 43-624(a)(ii)(b)	33-42, 23-90, 23-621, 23-664, 23-662
43-625	Yard regulations in M1-6D Districts	Text change	Text added	23-51, 23-52, 43-20
43-626	Courts in M1-6D	Unchanged		23-80

Zoning for Quality and Affordability				
SECTION	TITLE	MODIFICATIONS	DETAILS	CROSS-REFERENCES
62-133	Applicability of Quality Housing Program	Text change	Update x-ref	28-20, 28-23
62-135	Applicability of bulk regulations to long-term care facilities	New Section	Title and text added	24-013, 33-012, 35-012
62-321	Residential uses in R3, R4 and R5 Districts	Text change	Update x-ref	
62-322	Residential uses in R1, R2, R6, R7, R8, R9 and R10 Districts	Text change	Update x-ref, add text	23-14, 23-15, 23-154
62-323	Non-profit residences for the elderly in R3, R4, R5, R6 and R7 Districts	Title change	Strike title	
62-323	Affordable independent residences for seniors	Title change/text change	New title to reflect updated terms; text added, removed, or changed for clarity; chart modified	23-144, 23-155
62-341	Developments on land and platforms	Text change	Update x-ref; text added, removed, or changed for clarity	23-631, 23-62, 24-51, 33-42, 43-42, 23-621, 64-331, 64-332, 64-432, 23-662, 35-23, 23-90, 23-664
62-62	Design Requirements for Shore Public Walkways and Supplemental Public Access Areas	Text change	Update x-ref; text added, removed, or changed for clarity	37-34

Zoning for Quality and Affordability				
SECTION	TITLE	MODIFICATION	DETAILS	CROSS-REFERENCES
63-22	Authorization to Modify Maximum Building Height	Text change	Update x-ref	35-65, 123-66
63-23	Special Transparency Requirements	Text change	Text added, removed, or changed for clarity	37-34, 123-11, 23-911
63-24	Security Gates	Deletion	Text and title struck entirely	
63-25	Required Accessory Off-street Parking Spaces in Certain Districts	Section change	Renumbered to 63-24	
63-24	Required Accessory Off-street Parking Spaces in Certain Districts	Section change	New number from 63-25	

Zoning for Quality and Affordability				
SECTION	TITLE	MODIFICATION	DETAIL	CROSS-REFERENCES
64-331	Permitted obstructions for multi-family buildings in R3-2 and R4 Districts	Text change	Change "R-4" to R4	23-60
64-A312	Floor area	Text change	Update x-ref	23-142
64-A321	Maximum number of dwelling units	Text change	Update x-ref title to reflect removal of obsolete terms	23-22, 23-12
64-A36	Special Height and Setback Regulations	Text change	Update x-ref	23-631



# Zoning for Quality and Affordability

SECTION NO.	TITLE	MODIFICATION	DETAILS	CROSS-REFERENCES
73-122	College or school student dormitories or fraternity or sorority student houses	Text change	Update x-ref	23-14, 25-33
73-123	Non-commercial clubs	Text change	Update x-ref	23-14
73-43	Reduction of Parkings Spaces for Houses of Worship or Places of Assembly	Title change	Title partially struck	
73-43	Reduction of Parking Spaces	Title change/text change	New title; update text and x-ref	25-31, 36-21, 44-21, 73-431 through 73-435
73-433	Reduction of parking spaces to facilitate affordable housing	New section	New section, title, text	
73-434	Reduction of existing parking spaces for income-restricted housing units	New section	New section, title, text	25-251
73-435	Reduction of existing parking for affordable independent residences for seniors	New section	New section, title, text	25-252
73-623	Bulk modifications for Quality Housing buildings on irregular sites	New section	New section, title, text	23-664

**Zoning for Quality and Affordability**

SECTION	TITLE	MODIFICATIONS	DETAILS	CROSS-REFERENCES
74-53	Accessory Group Parking Facilities for Uses in Large-Scale Residential Developments or Large-Scale Community Facility Developments or Large-Scale General Developments	Text change	Subsections created	
74-531	Additional parking spaces or roof parking for accessory group parking facilities	New section	New section number, new title, previous text from 74-53 exists as is	25-12, 36-12, 44-12, 25-11, 36-11, 44-11
74-532	Reduction or waiver of parking requirements for accessory group parking facilities	New section	New section number, new title, new text	25-23
74-634	Subway station improvements in Downtown Brooklyn and in Commercial Districts of 10 FAR and above in Manhattan	Text change	Update x-ref	Art III, Ch 7, 81-43, 91-31, 101-47, 81-292, 91-43, 101-211, 118-50
74-743	Special provisions for bulk modification	Text change	Update x-ref	23-142
74-81	Non-profit Residences for the Elderly	Title change	Previous title struck	
74-81	Affordable Independent Residences for Seniors	Title change/text change	New title, updated terms, new text incorporated	10-Dec
74-90	USES AND BULK MODIFICATIONS FOR CERTAIN COMMUNITY FACILITY USES	Text removed	Text struck; title remains	
74-901	Certain community facility uses in R1 and R2 Districts and certain Commercial Districts	Renumbered	Section moved to 74-902	
74-901	Long-Term Care Facilities in R1 and R2 Districts and certain Commercial Districts	New title/text	Title, text added	22-22, 74-902
74-902	Certain community facility uses in R3 to R9 Districts and certain Commercial Districts	Renumbered	Section moved to 74-903	
74-902	Certain community facility uses in R1 and R2 Districts and certain Commercial Districts	Title/text moved, change	Renumbered from 74-901, new text incorporated, updated obsolete terms	22-13, 22-14, 74-901, 24-11
74-903	Special permits for domiciliary care facilities for adults	Deletion	Title/text struck	
74-903	Certain community facility uses in R3 to R9 Districts and certain Commercial Districts	Title moved	Renumbered from 74-902	
74-903	Certain community facility uses in R3 to R9 Districts and certain Commercial Districts	Text change	Previous text struck entirely, new text added	24-11
74-91	Modification of Public Plazas	Text change	Update x-ref	23-15, 37-70, 24-14, 33-13

Zoning for Quality and Affordability				
SECTION	TITLE	MODIFICATIONS	DETAILS	CROSS-REFERENCES
81-061	Applicability of Chapter 3 of Article VII	Text change	Update x-ref	73-621, 73-63, 73-64
81-067	Modification of provisions for minimum base height and street wall location in Historic Districts	Text change	Update x-ref	81-43, 81-621, 81-75, 81-83, 81-90, 23-66, 35-65
81-231	Existing plazas or other public amenities	Text change	Update x-ref	74-761
81-634	Transfer of development rights by certification	Text change	Update terms, remove obsolete terms	77-02, 77-21, 77-22, 77-25
81-635	Transfer of development rights by special permit	Text change	Update terms, remove obsolete terms	77-02, 77-21, 77-22, 77-25
81-746	Additional provisions for zoning lots divided by district or subdistrict core boundaries	Text change	Update terms, remove obsolete terms	81-71, 81-211

Zoning for Quality and Affordability				
SECTION	TITLE	MODIFICATION	DETAILS	CROSS-REFERENCES
82-12	Mandatory Off-Street Relocation of a Subway Stair	Text change	Update x-ref	37-41, 37-42
82-23	Street Wall Transparency	Text change	Update glazing requirements, x-ref	37-34
82-36	Special Tower Coverage and Setback Regulations	Text change	Update x-ref	33-45, 35-64
82-60	EXISTING PUBLICLY ACCESSIBLE OPEN AREAS OR OTHER PUBLIC AMENITIES	Text change	Update x-ref	74-761

Zoning for Quality and Affordability				
SECTION	TITLE	MODIFICATION	DETAIL	CROSS-REFERENCES
83-03	Use Group "LC"	Text change	Update terms, remove obsolete terms	

**Zoning for Quality and Affordability**

SECTION	TITLE	MODIFICATION	DETAIL	CROSS-REFERENCES
84-11	General Provisions	Text change	Remove obsolete terms	12-10, 23-12
84-12	Use Regulations	Text change	Remove "non-#residential uses#" when implying #commercial uses# specifically	84-031, 84-032, 84-121
84-13	Bulk Regulations	Text change	Update x-ref	23-532, 24-11, 23-70

**Zoning for Quality and Affordability**

SECTION	TITLE	MODIFICATION	DETAIL	CROSS-REFERENCES
85-04	Modifications of Bulk Regulations	Text change	Update x-ref and obsolete terms	34-112, 23-152, 35-31, 23-532, 23-711

Zoning for Quality and Affordability				
SECTION	TITLE	MODIFICATION	DETAILS	CROSS-REFERENCES
86-11	Ground Floor Uses Along Designated Streets	Text change	Update GF uses, update lobby space provisions	86-12, 37-32, 37-33
86-13	Location of Uses in Mixed Buildings	Text change	Update/remove obsolete terms	32-422
86-14	Transparency Requirements	Text change	Update glazing requirements, remove text and add x-ref	37-34
86-15	Security Gates	Deletion	Remove text entirely	
86-23	Height and Setback Regulations	Text change	Update x-ref	35-65
86-43	Modification of Parking Requirements Waivers	Text change	Update x-ref	36-362



Zoning for Quality and Affordability				
SECTION	TITLE	MODIFICATION	DETAIL	CROSS REFERENCES
87-12	Location of Commercial Space	Text change	Remove "non-residential uses" when implying commercial uses specifically	32-422
87-13	Streetscape Regulations	Text change	Update GF use, transparency requirements, x-refs, remove security gates provisions	37-32, 37-33, 37-34
87-21	Special Residential Floor Area Regulations	Text change	Update x-ref	23-90, 23-951, 23-664
87-50	SPECIAL PARKING REGULATIONS	Text change	Incorporate new parking wrap and screening reqs, update x-refs	37-35

Zoning for Quality and Affordability				
SECTION	TITLE	MODIFICATION	DETAIL	CROSS-REFERENCES
88-11	Residential Use	Text change	Remove "non-#residential uses#" when implying #commercial uses# or #manufacturing uses# specifically	
88-12	Community Facility Use	Text change	Remove "non-#residential uses#" when implying #commercial uses# or #manufacturing uses# specifically	88-131
88-131	Streetscape provisions	Text change	Update x-ref, lobby provisions, parking wrap and screening reqs, glazing reqs	37-32, 37-33, 37-35, 37-34
88-30	SPECIAL BULK REGULATIONS	Text change	Update x-ref	Article II, Chapter 3; Article IV, Chapter 3
88-33	Height and Setback	Text change	Update x-ref, remove text, update obsolete terms, increase base height figures, update setback requirements	23-621, 23-662, 23-90, 23-664
88-332	Courts	Text change	Update x-ref	23-80
88-41	Rear Yard Regulations for Shallow Through Lots	Text change	Update depth figures, x-ref	23-533

**Zoning for Quality and Affordability**

SECTION	TITLE	MODIFICATION	DETAILS	CROSS-REFERENCES
91-05	Applicability of the Quality Housing Program	Text change	Update x-ref	Article II, Ch 3; Article III, Ch 5; 28-20
91-23	Floor Area Increase for Provision of Recreation Space	Text change	Remove obsolete terms	

Zoning for Quality and Affordability				
SECTION	TITLE	MODIFICATION	DETAIL	CROSS-REFERENCES
93-053	Applicability of Chapter 3 of Article VII	Title change	Old title	
93-053	Applicability of Article VII, Chapter 3	Title change	New title	73-16, 73-62, 73-63, 73-64
93-123	Location of residential use within buildings	Text change	Update obsolete terms	32-422
93-131	Certification for office use	Text change	Update x-ref	23-154, 96-25, 93-30, 93-132
93-132	Authorization for office use	Text change	Update x-ref	23-154, 93-30, 96-25
93-14	Ground Floor Level Requirements	Text change	Update x-ref, depth provisions, lobby provisions, glazing requirements	37-32, 93-65, 93-71, 37-33, 37-34
93-15	Security Gates	Deletion	Strike section entirely	
93-16	Public Parking Facilities	Section change	Renumbered to 93-15	
93-15	Public Parking Facilities	Section change	Renumbered from 93-16	
93-17	Modification of Sign Regulations	Section change	Renumbered to 93-16	
93-16	Modification of Sign Regulations	Section change/Text change	Renumbered from 93-17; update x-ref	93-161, 93-16
93-171	Special permit for signs within the Pennsylvania Station Subarea	Section change	Renumbered to 93-161	
93-161	Special permit for signs within the Pennsylvania Station Subarea	Section change	Renumbered from 93-171	
93-18	Non-Conforming Uses in Large-Scale Plan Subdistrict A	Section change	Renumbered to 93-17	
93-17	Non-Conforming Uses in Large-Scale Plan Subdistrict A	Section change	Renumbered from 93-18	
93-19	Authorization for Electrical Utility Substations	Section change	Renumbered to 93-18	
93-18	Authorization for Electrical Utility Substations	Section change	Renumbered from 93-19	
93-222	Maximum floor area ratio in the 34th Street Corridor Subdistrict C	Text change	Update x-ref	23-154, 93-23, 93-31
93-223	Maximum floor area ratio in Hell's Kitchen Subdistrict D	Text change	Update x-ref	23-154, 93-32, 93-23, 93-31
93-23	Modifications of Inclusionary Housing Program	Text change	Update x-ref	12-10, 23-154, 23-90, 93-233
93-232	Floor area increase in Subdistricts B, C, D and E, and Preservation Area P2	Text change	Update x-ref	23-154, 93-22, 121-31
93-233	Floor area increase for affordable housing in Subdistrict F	Text change	Update x-ref	23-955
93-31	District Improvement Fund Bonus	Text change	Update x-ref	23-154, 93-23
93-32	Floor Area Regulations in the Phase 2 Hudson Boulevard and Park	Text change	Update x-ref	93-21, 93-22, 93-33, 23-154, 93-23
93-55	Special Height and Setback Regulations in the South of Port Authority Subdistrict E	Text change	Update x-ref	33-45, 35-64

**Zoning for Quality and Affordability**

SECTION	TITLE	MODIFICATION	DETAIL	CROSS-REFERENCES
94-10	SPECIAL REQUIREMENTS FOR BUILDING HEIGHT AND SETBACKS	Text change	Update x-ref	23-631, 34-24, 35-62

Zoning for Quality and Affordability				
SECTION NO.	TITLE	MODIFICATION NO.	DETAILS	CROSS-REFERENCES
96-102	Lot coverage regulations	Text change	Update obsolete terms	
96-105	Dwelling unit regulations	Text change	Update obsolete terms	
96-107	Special regulations for community facility uses	Text change	Update obsolete terms	
96-21	Special Regulations for 42nd Street Perimeter Area	Text change	Update x-ref, transparency reqs	23-154, 96-25, 37-34
96-31	Special Regulations in R8 Districts	Text change	Update x-ref	23-90, 23-154
96-32	Special Regulations in R9 Districts	Text change	Update x-ref	23-66, 35-65, 23-011, 12-10, 23-154
96-34	Special Regulations in Northern Subarea C1	Text change	Update x-ref	23-154
96-40	MODIFICATION OF GENERAL LARGE-SCALE DEVELOPMENT PROVISIONS	Text change	Update x-ref	23-15, 74-743

Zoning for Quality and Affordability				
SECTION	TITLE	MODIFICATION	DETAIL	CROSS-REFERENCES
97-21	Location of and Access to Arts and Entertainment Uses	Text change	Remove "non-residential uses" when implying commercial uses specifically	97-11, 97-12, 97-422
97-221	Access to non-ground floor uses	Text change	Add, remove, change text for clarity; update GF uses, new lobby provisions	97-22, 37-33
97-23	Transparency Requirements	Text change	Update x-ref; update glazing reqs	37-34
97-24	Security Gates	Deletion	Remove text entirely	
97-42	Floor Area Bonuses	Text change	Update x-ref	23-154, 97-422
97-421	Inclusionary Housing	Text change	Update x-ref	12-10, 23-90, 23-154
97-43	Special Lot Coverage Regulations	Text change	Update figures; remove some text	
97-44	Special Height and Setback Regulations	Text change	Remove certain setback text	

Zoning for Quality and Affordability				
SECTION	TITLE	MODIFICATION	DETAILS	CROSS-REFERENCES
98-02	General Provisions	Text change	Update x-ref	98-11, 98-16, Article VI, Ch 4
98-122	Location within buildings	Text change	Remove "non-#residential uses#" when implying #commercial uses# specifically	32-422
98-15	Security Gates	Deletion	Remove text entirely	
98-16	Signs	Section change	Renumbered to 98-15	
98-15	Signs	Section change	Renumbered from 98-16	
98-17	Air Space Over a Railroad or Transit Right-of-way or Yard	Section change	Renumbered to 98-16	
98-16	Air Space Over a Railroad or Transit Right-of-way or Yard	Section change	Renumbered from 98-17	
98-18	Parking Regulations in Subarea H	Section change	Renumbered to 98-17	
98-17	Parking Regulations in Subarea H	Section change	Renumbered from 98-18	
98-19	Lighting	Section change	Renumbered to 98-18	
98-18	Lighting	Section change	Renumbered from 98-19	
98-22	Maximum Floor Area Ratio and Lot Coverage in Subareas	Text change	Remove/change text for clarity	98-26
98-41	Special Rear Yard Regulations	Text change	Add/change text for clarity	23-532, 43-28, 23-533
98-423	Street wall location, minimum and maximum base heights and maximum building heights	Text change	Add, remove, change text for clarity; update street wall location provisions and building heights	23-662, 23-664
98-53	Required Open Areas on the East Side of the High Line	Text change	Update x-ref	98-15
98-70	SUPPLEMENTAL REGULATIONS	Text change	Update x-ref	23-154, 93-90
Appendix E	Special Regulations for Zoning Lots Utilizing the High Line Improvement Bonus and Located Partially Within Subareas D, E, G or I	Text change	Update x-ref	98-25, 98-15



**Zoning for Quality and Affordability**

SECTION	TITLE	MODIFICATIONS	DETAILS	CROSS-REFERENCES
101-11	Special Ground Floor Use Regulations	Text change	Update lobby provisions, update x-ref; add/remove/change text for clarity	37-33
101-12	Transparency Requirements	Text change	Update transparency requirements; add/remove/change text for clarity	37-34
101-21	Special Floor Area and Lot Coverage Regulations	Text change	Add/remove/change text for clarity; update/remove obsolete terms; update figures	23-151, 23-154
101-222	Standard height and setback regulations	Text change	Add/remove/change text for clarity; change applicable districts; modify chart	23-662, 23-664, 23-90
101-30	SPECIAL PROVISIONS WITHIN HEIGHT LIMITATION AREAS	Text change	Update x-ref	23-533, 23-44
101-50	OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS	Text change	Update parking reqs	25-23, Article II, Ch 5; Article III, Ch 6
101-51	Minimum Parking Requirements	Deletion	Remove text entirely	
101-81	Special Permit for Use and Bulk Modifications for Cultural Use in Certain C6-2 Districts	Text change	Update x-ref	23-641, 101-41

Zoning for Quality and Affordability				
SECTION	TITLE	MODIFICATIONS	DETAILS	CROSS-REFERENCES
104-12	Community Facility Use Modifications	Text change	Update/remove obsolete terms	104-132, 74-921, 42-10
104-15	Ground Floor Use and Frontage Regulations	Text change	Add/remove/change text for clarity	104-16, 37-32
104-21	Maximum Floor Area Ratio, Open Space Ratio and Lot Coverage for Residential Uses	Text change	Update figures, add/remove/change text for clarity	23-70

Zoning for Quality and Affordability				
SECTION	TITLE	MODIFICATION	DETAIL	CROSS-REFERENCES
105-944	Special Fort Totten Natural Area District-4	Text change	Update x-ref	23-631

Zoning for Quality and Affordability				
SECTION	TITLE	MODIFICATIONS	DETAIL	CROSS-REFERENCES
107-411	Non-profit residences for the elderly in Area SH	Title change	Strike part of title to remove obsolete term	
107-411	Affordable independent residences for seniors in Area SH	Title change	New title; update x-ref	23-142, 23-144, 107-672
107-412	Special bulk regulations for certain community facility uses in lower density growth management areas	Text change	Update/remove obsolete terms	22-14, 12-10
107-421	Minimum lot area and lot width for zoning lots containing certain community facility uses	Text change	Update/remove obsolete terms	22-14
107-672	In Area SH	Text change	Update/remove obsolete terms; update x-ref	23-142, 23-144

# Zoning for Quality and Affordability

SECTION	TITLE	MODIFICATIONS	DETAIL	CROSS-REFERENCES
109-02	General Provisions	Text change	Update x-ref	23-15, 23-20, 33-13
109-122	Lot coverage, through lot and rear yard regulations	Text change	Modify chart; update figures	
109-322	Lot coverage regulations	Text change	Modify chart; update figures	
109-37	Noise Attenuation	Text change	Add text for clarity	11-15, 27-752, 27-756

Zoning for Quality and Affordability				
SECTION	TITLE	MODIFICATION	DETAIL	CROSS-REFERENCES
111-13	Additional Use Regulations	Text change	Add text for new noise attenuation provisions	11-15 (Environmental Regulations)
111-20	SPECIAL BULK PROVISIONS FOR AREAS A1 THROUGH A7	Text change	Add/change/remove text for clarity; update x-ref	23-44, 24-12, 33-23, 23-532, 24-382, 23-71, 35-65, 12-10, 23-90, 23-664
111-40	REQUIREMENTS FOR LOFT DWELLINGS CONSTRUCTED PRIOR TO OCTOBER 13, 2010	Text change	Update x-ref	15-024

**Zoning for Quality and Affordability**

SECTION	TITLE	MODIFICATIONS	DETAIL	CROSS-REFERENCES
112-074	Ground floor use restrictions on certain blocks	Text change	Update lobby provisions	37-33
112-104	Special transparency requirements along City Island Avenue	Text change	Update transparency reqs	37-34
112-112	Accessory parking and floor area requirements for eating or drinking establishments	Text change	Update x-ref	36-23, 44-23, 52-41, 73-43, 73-45

Zoning for Quality and Affordability				
SECTION NO	TITLE	MODIFICATION	DETAILS	CROSS-REFERENCES
113-503	Special bulk regulations	Text change	Update x-ref	Article II, Ch 3; 113-51 through 113-55, 24-01, 24-04, 24-012
113-52	Density Regulations	Text change	Update x-ref	23-22
113-544	Minimum required rear yards	Text change	Update x-ref	23-52, 23-53, 23-532
113-55	Height and Setback Regulations	Text change	Update x-ref; restructure text for clarity	23-631



# Zoning for Quality and Affordability

SECTION	TITLE	MODIFICATIONS	DETAILS	CROSS-REFERENCES
115-13	Ground Floor Use, Frontage and Major Building Entrance Regulations in C4-5X and C6 Districts	Text change	Update lobby provisions, update x-ref; add/change/remove text for clarity	37-33, 37-32
115-14	Transparency Requirement in C4-5X and C6 Districts	Text change	Update transparency reqs; add/change/remove text for clarity	37-34
115-21	Floor Area Ratio, Open Space and Lot Coverage	Text change	Update figures; remove text	
115-211	Special Inclusionary Housing regulations	Text change	Update x-ref	23-154, 23-90, 23-664
115-233	Street wall height	Text change	Update figures in chart	115-232
115-234	Maximum building height	Text change	Add/remove/change text for clarity, add new height provisions	23-662, 35-23, 23-664, 23-90
115-32	Refuse Storage, Recreation Space and Planting Areas	Text change	Update x-ref	28-12, 28-20

Zoning for Quality and Affordability				
SECTION	TITLE	MODIFICATION	DETAIL	CROSS-REFERENCES
116-12	Mandatory Ground Floor Use and Frontage Requirements	Text change	Add/remove/change text for clarity; include new GF use provisions	32-433, 37-32
116-13	Transparency Requirements	Text change	Add/remove/change text for clarity; include new transparency provisions	37-34
116-233	Maximum building height	Text change	Add/remove/change text for clarity; include new height provisions	23-662

# Zoning for Quality and Affordability

SECTION	TITLE	MODIFICATION	DETAILS	CROSS-REFERENCES
117-02	General Provisions	Text change	Remove "non-residential uses" when implying #commercial uses# or #manufacturing uses# specifically	Article VI, Ch 4
117-512	Ground floor use and frontage regulations	Text change	Add/remove/change text for clarity; update GF use provisions	117-51, 117-511
117-513	Transparency requirement	Text change	Update transparency reqs	37-34
117-523	Lot coverage and open space ratio requirements	Text change	Update x-refs; update figures	23-151, 23-153
117-552	Central refuse storage area	Text change	Update x-ref	28-12
117-631	Floor area ratio and lot coverage modifications	Text change	Update x-ref	23-154, 23-90
117-634	Maximum building height for mixed use buildings in designated RS Districts	Text change	Update figures	123-661

Zoning for Quality and Affordability				
SECTION #	TITLE	MODIFICATION #	DETAILS	CROSS-REFERENCES
118-12	Sign Regulations	Text change	Update x-ref	32-345
118-21	Floor Area Regulations	Text change	Update x-ref	118-60
118-22	Residential Density Regulations	Text change	Update x-ref	23-20
118-30	STREET WALL, HEIGHT AND SETBACK REGULATIONS	Text change	Update x-ref	118-50
118-43	Street Wall Transparency	Text change	Update x-ref and transparency reqs	37-34
118-50	ADDITIONAL REQUIREMENTS	Deletion	Delete title/section	
118-51	Double Glazed Windows	Deletion	Delete title/section	
118-60	OFF-STREET RELOCATION OF A SUBWAY STAIR WITHIN THE SPECIAL UNION SQUARE DISTRICT	Section change	Renumbered to 118-50	
118-50	OFF-STREET RELOCATION OF A SUBWAY STAIR WITHIN THE SPECIAL UNION SQUARE DISTRICT	Section change	Renumbered from 118-60	
118-70	SUBWAY STATION IMPROVEMENTS WITHIN THE SPECIAL UNION SQUARE DISTRICT	Section change	Renumbered to 118-60	
118-60	SUBWAY STATION IMPROVEMENTS WITHIN THE SPECIAL UNION SQUARE DISTRICT	Section change	Renumbered from 118-70	

Zoning for Quality and Affordability				
SECTION #	TITLE	MODIFICATION	DETAILS	CROSS-REFERENCES
119-211	Lot coverage, floor area and density regulations	Text change	Update x-ref	23-14, 23-15, 33-10
119-212	Height and setback regulations	Text change	Update x-ref	23-63, 23-64, 35-62, 35-63, 23-143

**Zoning for Quality and Affordability**

SECTION	TITLE	MODIFICATION	DETAILS	CROSS-REFERENCES
121-32	Height of Street Walls and Maximum Building Height	Text change	Update x-ref	33-45, 35-64

Zoning for Quality and Affordability				
SECTION	TITLE	MODIFICATION	DETAIL	CROSS REFERENCES
123-21	Modification of Use Groups 2, 3 and 4	Text change	Update obsolete terms	24-153
123-31	Provisions Regulating Location of Uses in Mixed Use Buildings	Text change	Update obsolete terms; change text for clarification	123-67; Article 1, Ch5
123-32	Environmental Conditions	Text change	Add noise attenuation provisions	11-15 (Environmental Requirements)
123-63	Maximum Floor Area Ratio and Lot Coverage Requirements for Zoning Lots Containing Only Residential Buildings in R6, R7, R8 and R9 Districts	Text change	Update x-ref; add/change/remove text for clarity; update figures	23-151, 23-153, 23-155, 62-30, 62-32, 23-154
123-64	Maximum Floor Area Ratio and Lot Coverage Requirements for Zoning Lots Containing Mixed Use Buildings	Text change	Add text for clarity; update x-ref	23-14
123-652	Special yard regulations for mixed use buildings	Text change	Update obsolete terms	
123-662	All buildings in Special Mixed Use Districts with R6, R7, R8, R9 and R10 District designations	Text change	Add/change/remove text for clarification; provided updated height and setback provisions	23-662, 23-663, 23-664, 23-62, 24-51, 43-42, 23-621, 62-11, 62-34

Zoning for Quality and Affordability				
SECTION	TITLE	MODIFICATION	DETAIL	CROSS-REFERENCES
124-111	Location of residential use within buildings	Text change	Update obsolete terms; change text for clarity	32-422
124-14	Retail Continuity	Text change	Update GF and transparency reqs, update lobby provisions	124-42, 37-33, 124-50, 124-53, 37-34
124-51	Use and Location of Parking Facilities	Text change	Update parking wrap and screening reqs; update figures	37-35, 124-22



# Zoning for Quality and Affordability

SECTION	TITLE	MODIFICATION	DETAILS	CROSS-REFERENCES
125-13	Location of Uses in Mixed Buildings	Text change	Update obsolete terms; change text for clarity	32-422
125-14	Security Gates	Deletion	Strike text entirely	
125-22	Newtown Creek Subdistrict	Text change	Update x-ref	12-10, 23-90, 23-664, 125-30

Zoning for Quality and Affordability				
SECTION	TITLE	MODIFICATION	DETAIL	CROSS-REFERENCES
128-11	Ground Floor Uses on Commercial Streets	Text change	Update lobby provisions, GF uses; add/remove/change text for clarity	37-33, 37-32, 37-35
128-12	Transparency Requirements	Text change	Update x-ref and transparency reqs	37-34
128-13	Location of Uses in Mixed Buildings	Text change	Update obsolete terms; change text for clarity	32-422
128-14	Security Gates	Deletion	Strike text entirely	
128-22	Maximum Lot Coverage	Text change	Update figures	
128-33	Maximum Base Height	Text change	Update height figures	128-35
128-34	Maximum Building Height	Text change	Update height figures	23-662, 128-35
128-35	Towers	Text change	Update height figures	128-33
128-51	Required Off-Street Parking and Loading	Text change	Update new parking provisions	25-25, Article I, Ch5; 73-46
128-54	Location of Accessory Off-Street Parking Spaces	Text change	Update new parking provisions; add/remove/change text for clarity	37-921, 37-35

Zoning for Quality and Affordability				
SECTION #	TITLE	MODIFICATION	DETAIL	CROSS-REFERENCES
131-131	Coney East Subdistrict	Text change	Include new depth of GF provisions	131-11 through 131-123
131-132	Coney North and Coney West Subdistricts	Text change	Include new depth of GF provisions	
131-14	Location of Uses within Buildings	Text change	Change text for clarity (remove "non-#residential use# when referring to #commercial use#")	32-42
131-15	Transparency	Text change	Update transparency reqs, add/change/remove text for clarity, update figures	37-34
131-16	Security Gates	Deletion	Strike text entirely	
131-17	Authorization for Use Modifications	Section change	Renumbered to 131-16	
131-16	Authorization for Use Modifications	Section change	Renumbered from 131-17	
131-321	Special floor area regulations for residential uses	Text change	Update x-ref	23-664
131-324	Lot coverage	Text change	Strike maximum lot coverage provisions	
131-421	Coney East Subdistrict, south side of Surf Avenue	Text change	Remove part of building base provisions	
131-423	Along all other streets	Text change	Amend street wall provisions	131-421
131-431	Coney West District, Surf Avenue	Text change	Amend building base and height provisions	131-434
131-432	Along all other streets, other than Riegelmann Boardwalk	Text change	Amend street wall provisions	
131-434	Coney West Subdistrict towers	Text change	Add/remove/change text for clarity	131-321
131-441	Coney North Subdistrict, Surf Avenue	Text change	Add/remove/change text for clarity; update building base provisions	131-444
131-442	Along all other streets, other than Stillwell Avenue	Text change	Add/remove/change text for clarity; update street wall provisions	131-444
131-444	Coney North Subdistrict towers	Text change	Add/remove/change text for clarity	131-121
131-47	Design Requirements for Ground Level Setbacks	Text change	Add/remove/change text for clarity; update transparency reqs	131-15, 37-34
131-52	Use and Location of Parking Facilities	Text change	Add/remove/change text for clarity; update parking reqs	37-35

Zoning for Quality and Affordability				
SECTION	TITLE	MODIFICATION	DETAILS	CROSS-REFERENCES
132-21	Applicability of Use Regulations	Text change	Strike piece of CF use provisions	
132-22	Mandatory Ground Floor Uses	Text change	Update GF use provisions, lobby provisions; add/change/remove text for clarity	132-13, 37-33
132-23	Minimum Number of Establishments	Text change	Update x-ref; add/change/remove text for clarity	37-32
132-24	Maximum Street Wall Width	Text change	Remove res. lobby provision	132-13
132-31	Applicability of Transparency Regulations	Text change	Update transparency reqs, applicable districts	132-13
132-32	Ground Floor Level Transparency Requirements	Text change	Update transparency reqs	37-34, 132-13
132-42	Locations of Parking Spaces	Text change	Update parking wrap and screening reqs	37-35, 132-13, 132-43

Zoning for Quality and Affordability				
SECTION	TITLE	MODIFICATION	DETAILS OF MODIFICATION	CROSS-REFERENCES
133-21	Floor Area Ratio	Text Change	Update x-ref	23-14, 23-15
133-22	Lot Coverage	Text Change	Update x-ref	23-14, 23-15, 23-11