



CITY OF YES FOR HOUSING OPPORTUNITY

PROPOSED MODIFICATIONS TO THE ZONING RESOLUTION

INTRODUCTION

Community Board 8M
Zoning and Development Committee
30 January 2024

DEPARTMENT OF CITY PLANNING (DCP) ZONING RESOLUTION

The proper function of zoning, although often misunderstood, is simple and clear-cut. Zoning regulations constitute an exercise of the police power ... to control two things - first, the use of land and buildings, and second, the size and shape of buildings and their location in relation to each other ... For convenience, these two types of controls are referred to ... as use regulations and bulk regulations.

PLAN FOR REZONING THE CITY OF NEW YORK

a report
by

HARRISON
BALLARD
& ALLEN

DEPARTMENT OF CITY PLANNING (DCP)

ZONING RESOLUTION

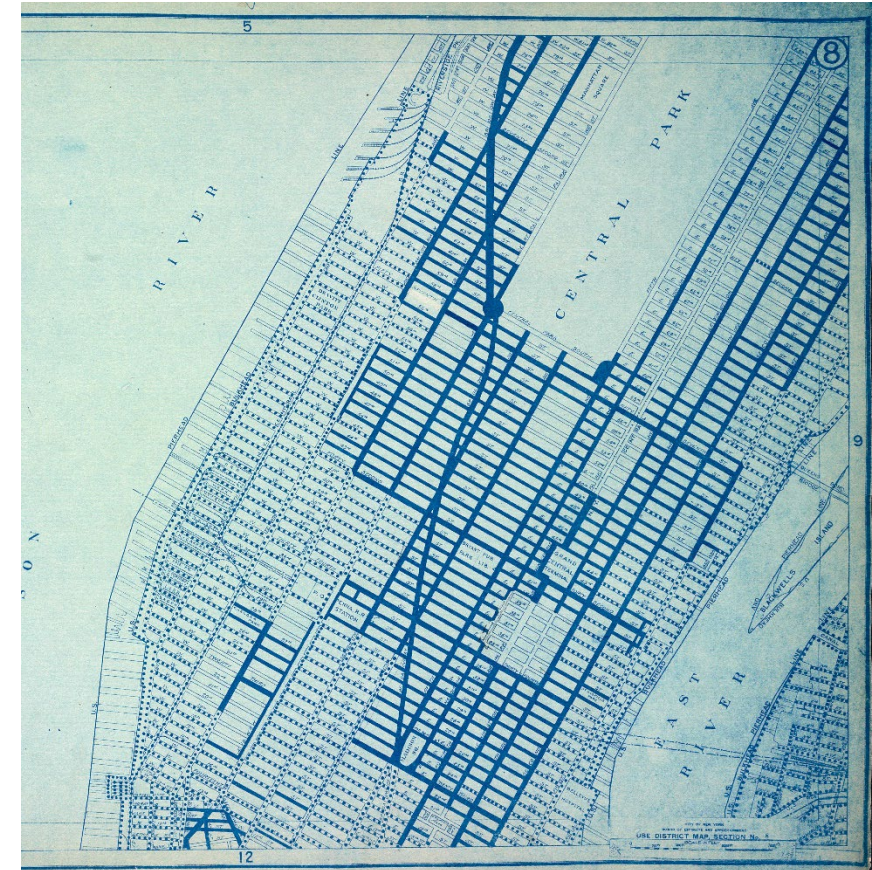
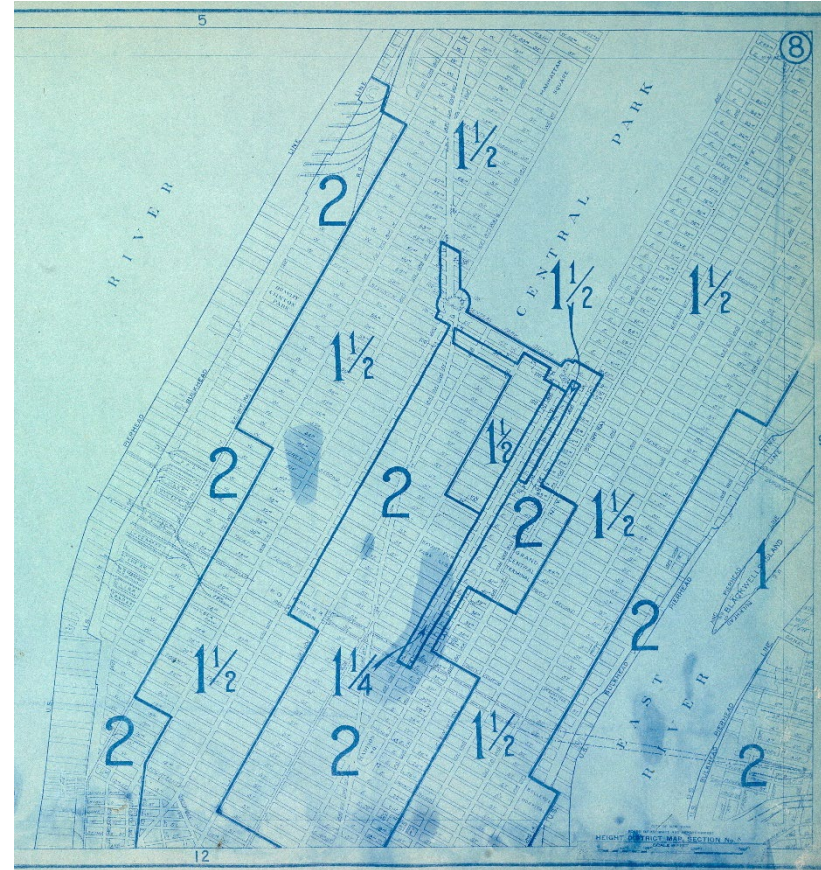
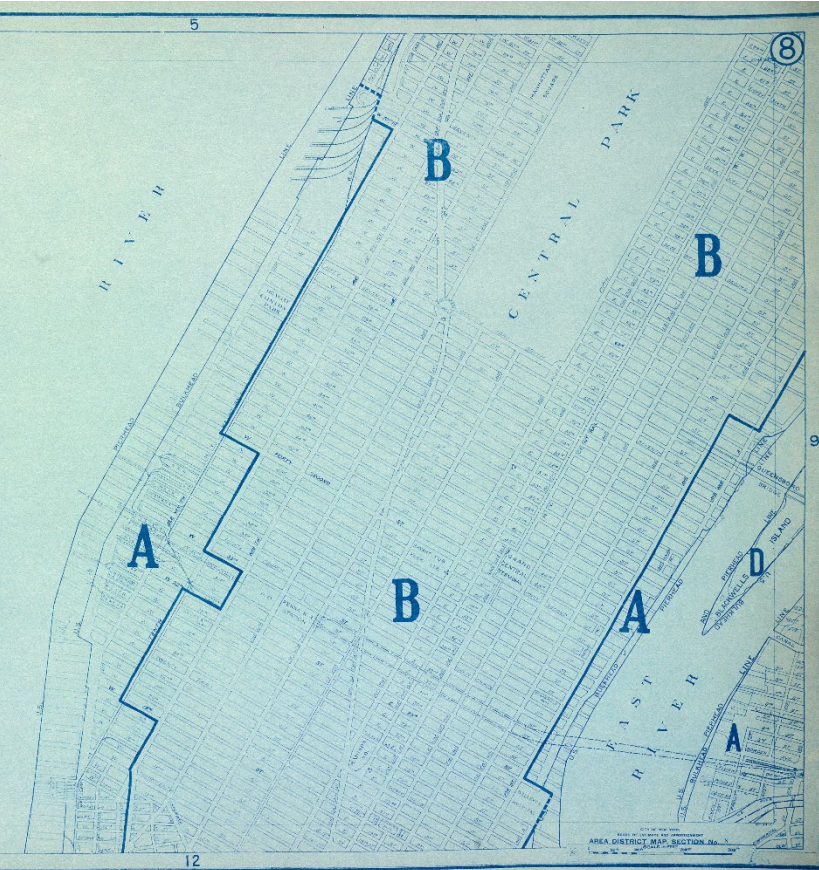
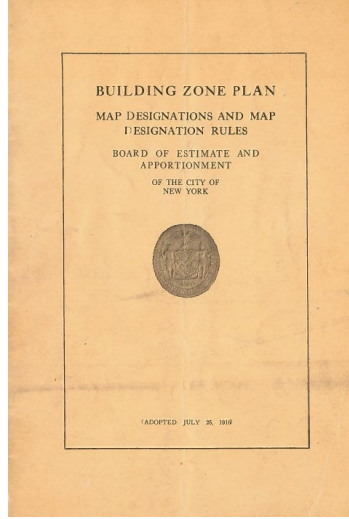
1916 – First in the US

14 Pages of Text and 93 Maps (Height, Use, Area)

Use Districts Grouped into Residence, Business, Unrestricted

Projected eventual population density 30,000,000

1916-1960 – Amended to 92 Text Pages and 93 Maps



DEPARTMENT OF CITY PLANNING (DCP)

ZONING RESOLUTION

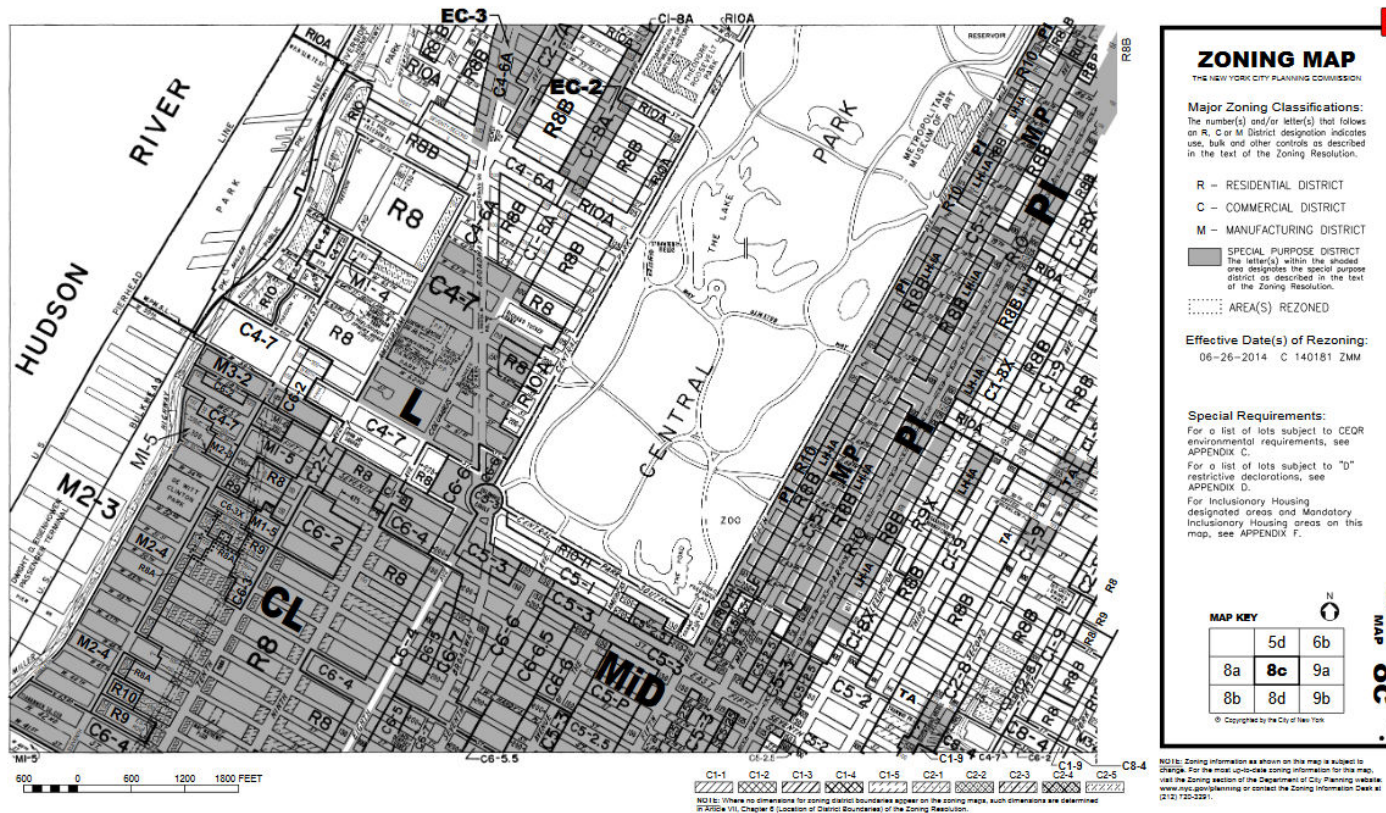
1961 – Full Rezoning

293 Text Pages and 127 Maps

Uses Grouped into Residential, Commercial,
Manufacturing

Projected eventual population density 16,000,000

2021 - ± 2700 Text Pages and 127 Maps



CITY PLANNING COMMISSION • DEPARTMENT OF CITY PLANNING

THE CITY OF NEW YORK

ZONING HANDBOOK

J.S.

DEPARTMENT OF CITY PLANNING (DCP)

ZONING RESOLUTION

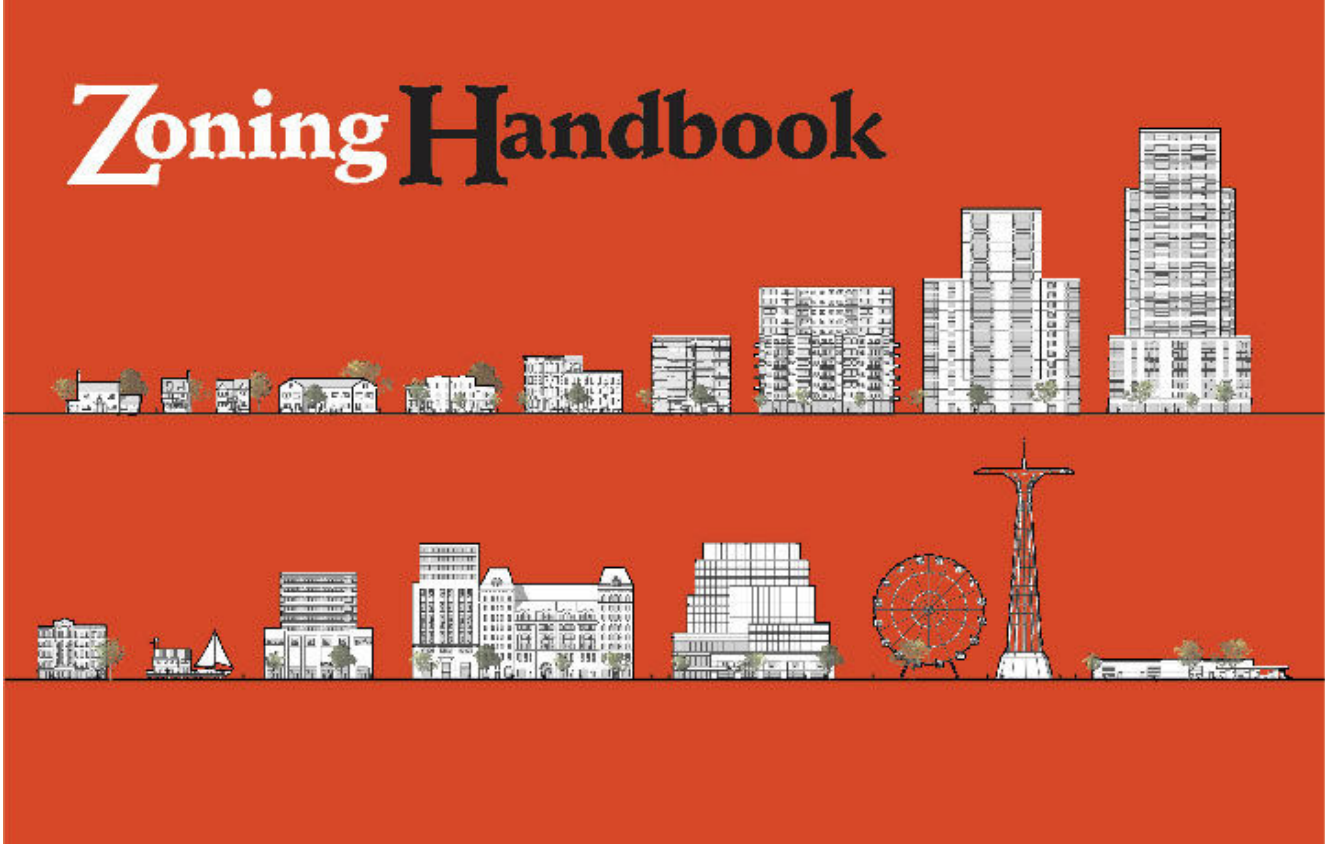
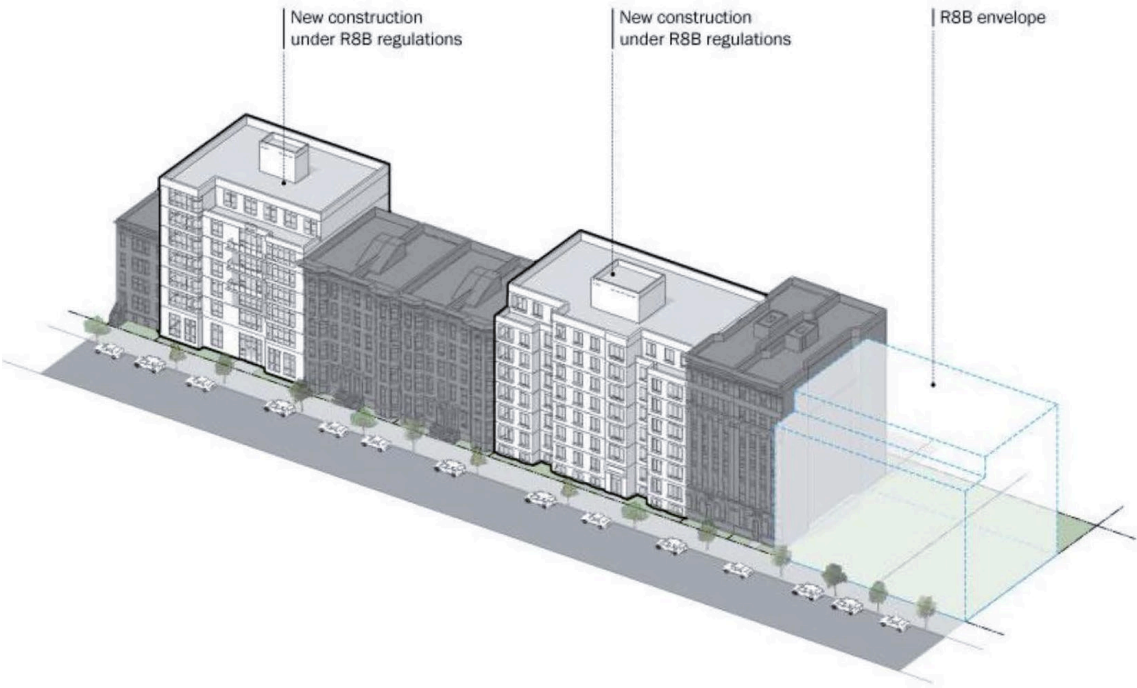
Zoning Handbook

Medium-Density Contextual Residence District											
R8B	Lot Area	Lot Width	Rear Yard	Lot Coverage		FAR	Base Height	Building Height	# of Stories	DU Factor	Required Parking
	min.	min.	min.	Corner	Other Lot	max.	min.-max.	max.	max.		Basic min.
Basic	1,700 sf	18 ft	30 ft	100%	70%	4.00	55–65 ft	75 ft	n/a	680	50% of DU 15% of IRHU

Disclaimer
 The Zoning Reference provides only general zoning information and is not meant to serve as a substitute for the actual regulations which are to be found in the [Zoning Resolution](#).

Items accompanied by this symbol require the [free Adobe Acrobat Reader](#).

Brief explanations of terms in [blue italics](#) can be viewed by clicking on the term.



Upper East Side, Manhattan

R8B contextual districts usually present the same unified blocks of “brownstone” rowhouses as R5B and R6B districts but the higher [floor area ratio](#) (FAR) of 4.0 creates a taller building that is commonly found on the narrow side streets of the Upper West Side and the Upper East Side in Manhattan. The mandatory [Quality Housing](#) bulk regulations encourage new six-story apartment buildings, with a [setback](#) at the top story, that fit in well with the rows of 19th century houses.

The [base height](#) of a new building before a setback is 55 to 65 feet. The maximum building height is 75 feet. Many buildings are set back from the street with stoops in shallow [front yards](#). To maintain the traditional streetscape, [curb cuts](#) are prohibited for zoning lot frontages less than 40 feet. The [street wall](#) of a new building, on any lot up to 50 feet wide, must be as deep as one adjacent street wall but no deeper than the other. On lots with at least 50 feet of frontage, the street wall must be no closer to the [street line](#) than the street wall of an adjacent building. Street walls need not be set back beyond 10 feet. Buildings must have interior amenities for residents pursuant to the Quality Housing Program.

Off-street parking is generally required for 50 percent of a building’s dwelling units, but requirements are lower for [income-restricted housing units](#) (IRHU) and are further modified in certain areas, such as within the [Transit Zone](#) and the [Manhattan Core](#), or for lots less than 15,000 square feet. Off-street parking requirements can be waived if 15 or fewer parking spaces are required or if the zoning lot is 10,000 square feet or less. Off-street parking is not allowed in front of a building and any open area between the street wall and the street line must be planted.

NAVIGATING THE DEPARTMENT OF CITY PLANNING WEB SITE

INTRODUCTION


← → ↻ 🔍 https://www.nyc.gov/site/planning/index.page ☆ 📄 🗑️ Ⓜ️ 🔔

NYC Department of City Planning 311 Search all NYC.gov websites

Host Process for Windows Services is using the webcam Italiano ▶ Translate ▼ Text-Size



NYC
PLANNING







Home About Planning Initiatives Zoning **Applications** Data & Tools 🔍 Search

 **City of Yes for Economic Opportunity** ▶

NEW
City of Yes for Economic Opportunity is NYC's plan to modernize zoning for thriving small businesses and neighborhood retail streets. [Learn more](#), [read letters from supporters](#), and [get involved here](#).

Zoning Questions
Zoning FAQs ▼
Find Data by Address
ADDRESS # Address Number
Street Name Street Name
BOROUGH Borough ▼
☒ ZoLa (Zoning & Land Use)
☐ Population FactFinder

I Want to Know
About... ▼
City Planning Commission
 
Agenda & Videos CPC Reports

Contact Us
About... ▼
REGISTER TO VOTE
  
  
Frequently Visited

📹 Host Process for Windows Services
is using the webcam



Application Process

Buildings and Land Use
Approval Streamlining

NYC Planning Applicants

ZAP Search

f x t 📧 Share

🖨️ Print

Applicants - Overview

This section of the website provides information and tools that can be helpful when preparing an application to the Department of City Planning (DCP) to:

- change existing zoning;
- amend the Zoning Resolution;
- request the grant of site-specific land use actions listed in the Zoning Resolution;
- request a change to the official NYC City Map (which contains public streets, parks and other features);
- request, as a NYC agency, approval to build affordable housing or other public facilities, except for schools.

DCP will work with you to ensure that your application is complete and ready to begin the City's public review process. For general information on the process, please visit our [Application Process Overview](#).

If your development is *as-of-right*, meaning that a proposed development complies with the Zoning Resolution and qualifies for a building permit without the DCP's review, contact instead the [Department of Buildings](#).

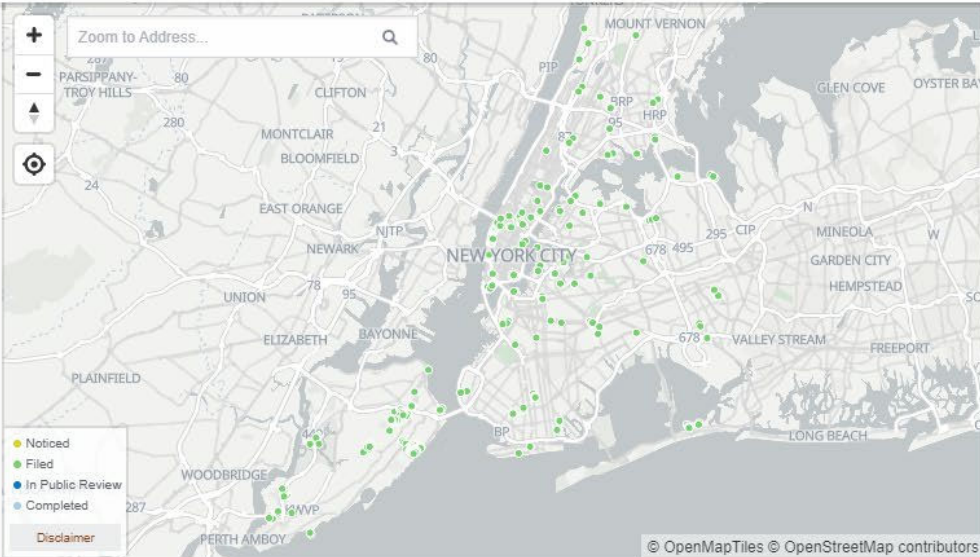
What we do, when we review, and who can apply.

What we do

One of the core missions of DCP is to ensure that all land use and environmental applications for changes to zoning regulations, the City Map, siting of public facilities, and grants of site-specific actions are complete before they are reviewed by the public, the Chair of the City Planning Commission or the Commission as a whole. This way, the City Planning Commission and the general public can make informed decisions about each project that goes through public review.

When we review applications

The Department reviews all applications before the public review process begins. An applicant's first conversations with the Department are typically before an application has even been put together.



Filter Projects RESET FILTERS

☒ PROJECT STATUS ⓘ
☒ Filed ☐ Noticed ☐ In Public Review ☐ Completed ☐ Unknown

☒ TEXT MATCH ⓘ

☐ RACIAL EQUITY REPORT APPLICABILITY ⓘ
☐ Racial Equity Report Required ☐ Racial Equity Report Not Required

☐ RADIUS FILTER ⓘ
Click the map to add a point

☐ DATE CERTIFIED / REFERRED ⓘ

☒ BOROUGH / BLOCK ⓘ
☒ Citywide ☐ Manhattan ☐ Bronx ☐ Brooklyn ☐ Queens ☐ Staten Island

☐ COMMUNITY DISTRICT ⓘ

☐ ACTION TYPE ⓘ

☐ ZONING RESOLUTIONS ⓘ

☐ FEMA FLOOD ZONE ⓘ
☐ A ⓘ ☐ Shaded X ⓘ

☐ ULURP TYPE ⓘ
☐ ULURP ☐ Non-ULURP

2 projects match your filters

listing 1-2 | 📄 Download

Not Mapped
Filed

City of Yes for Housing Opportunity

DCP - Department of City Planning (NYC) — The NYC Department of City Planning is proposing a citywide zoning text amendment to expand opportunities for housing wi...

Citywide | CD NaN | ULURP | CEQR 24DCP033V Type I

November 15, 2023

Not Mapped
Filed

Last-Mile Warehouse Special Permit Requirements

Eddie Bautista — A zoning text amendment, to require a special permit to develop new "last-mile warehouses" citywide is being sought by E...

Citywide | CD NaN | Non-ULURP | CEQR 77DCP974Y Type I

August 8, 2023

LOAD MORE

City of Yes for Housing Opportunity

Applicant Team:

Share Project

DCP - Department of City Planning (NYC) (Primary Applicant)

Project Brief:

The NYC Department of City Planning is proposing a citywide zoning text amendment to expand opportunities for housing within all zoning districts, and across all 59 of the City's Community Districts. These changes to the City's Zoning Resolution would enable more housing and a wider variety of housing types in every neighborhood, from the lowest-density districts to the highest, to address the housing shortage and high cost of housing in New York City.

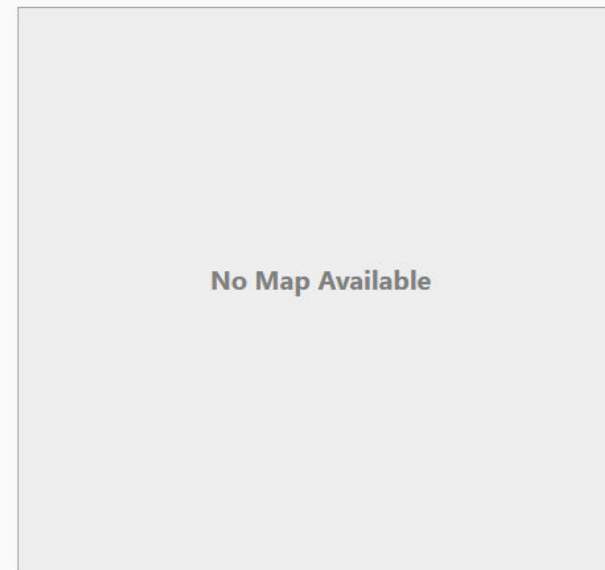
Learn More

Public Documents

Status: Filed

ULURP

Noticed Date: Not yet noticed



CEQR: Type I 24DCP033Y

Borough: Citywide

Community Districts: | CD NaN

Addresses:

BBLs:

Actions

📄 1
Active No ULURP Number

Milestones

▶ Completed

▼ In Progress

No Milestones

▼ Not Started

Land Use Application
Filed

Final Scope of Work for

Need Support ?

City of Yes for Housing Opportunity

Applicant Team:

🔗 Share Project

DCP - Department of City Planning (NYC) (Primary Applicant)

Project Brief:

The NYC Department of City Planning is proposing a citywide zoning text amendment to expand opportunities for housing within all zoning districts, and across all 59 of the City's Community Districts. These changes to the City's Zoning Resolution would enable more housing and a wider variety of housing types in every neighborhood, from the lowest-density districts to the highest, to address the housing shortage and high cost of housing in New York City.

[Learn More](#) 📄

Public Documents

2023Y0427_Draft Scope Of Work_1

24DCP033Y_Draft_Scope_Of_Work_09262023_rev_09292023.pdf

2023Y0427_Scoping Meeting Notice_1

2023Y0427_EAS_24DCP033Y_1

24DCP033Y_EAS_09262023_rev_09292023.pdf

2023Y0427_Errata_1

2023Y0427_Positive Declaration_1

2023Y0427_Lead Agency Letter_1

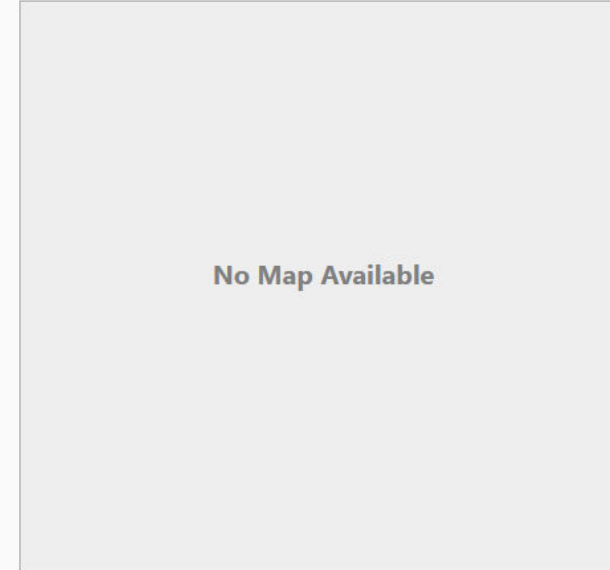
2023Y0427_Remote Scoping Protocol_1

CB/BB/BP Recommendations

Status: **Filed** ⓘ

ULURP ⓘ

Noticed Date: Not yet noticed



CEQR ⓘ: Type I 24DCP033Y 📄

Borough: Citywide

Community Districts: | CD NaN

Addresses:

BBLs:

Actions

Milestones

📄 ⓘ
No ULURP Number

▶ **Completed**

Need Support ?

City of Yes for Housing Opportunity

Draft Scope of Work in Preparation of a Draft Environmental Impact Statement

LEAD AGENCY



New York City Department of City Planning,
on behalf of the City Planning Commission

Lead agency contact:
Stephanie Shellooe, AICP
120 Broadway, 31st Floor
New York, NY 10271

CEQR No. 24DCP033Y

PREPARED BY



One Penn Plaza
Suite 715
New York, NY 10119
212.857.7350

September 26, 2023
Revised September 29, 2023

City of Yes for Housing Opportunity

Environmental Assessment Statement

LEAD AGENCY



New York City Department of City Planning,
on behalf of the City Planning Commission

Lead Agency Contact:
Stephanie Shellooe, AICP
120 Broadway, 31st Floor
New York, NY 10271

CEQR No. 24DCP033Y

PREPARED BY



One Penn Plaza
Suite 715
New York, NY 10119
212.857.7350

September 26, 2023
Revised September 29, 2023

The Proposed Action ... represents the initiatives and tools relating to zoning, land use regulation, and related laws...

The pervasive nature of the housing crisis calls for a citywide approach, with every neighborhood—from the lowest-density areas to the highest—doing its part to provide a broader range of housing opportunities for the people who call New York City home. Incremental changes across a wide geography can create a significant amount of housing and affordable housing without resulting in dramatic change that can tax infrastructure and that neighborhoods sometimes fear and resist. This is what the Proposed Action aims to accomplish.

While all neighborhoods must do their part, different neighborhoods call for different approaches. Densities, building forms, and other regulations appropriate for central locations with the best access to jobs and transit may not work in neighborhoods farther from the core. With that in mind, the Proposed Action comprises a range of proposals designed to encourage more housing and affordable housing in the range of New York City neighborhoods. Among others, the Proposed Action includes proposals to provide more space for affordable and supportive housing in medium and high-density districts to bring back modest, contextual three- to five-story apartment buildings in transitional areas, and to allow homeowners in NYC's lowest density areas to add a small accessory dwelling unit (ADU), if they choose.

1: Medium and High-Density (R6-R10) Proposals

The Proposed Action would increase housing opportunities in these areas by increasing affordable and supportive floor area ratios (FARs) in all medium- and high-density districts; expanding eligibility for the City's adaptive City of Yes for Housing Opportunity ... to a broader range of buildings...

The Medium- and High-Density proposals consist of project components that primarily affect housing capacity and housing types in R6 through R10 districts and their Commercial District equivalents.

1.1: More Floor Area for Affordable and Supportive Housing..., the Proposed Action would increase FAR for all forms of affordable and supportive housing in all medium and high-density districts. This would be achieved through the following components:

1.1a: For districts with an existing preferential FAR, hold market-rate FAR constant while increasing FARs for all forms of affordable and supportive housing to the higher AIRS FAR—this is referred to as the “Universal Affordability Preference” (UAP) framework;

1.1b: For districts without an existing preferential FAR ..., provide a new preferential FAR for ...affordable and supportive housing types that is 20 percent above the FAR for market-rate residential;

1.1c: ...

1.1d: Where necessary, adjust building envelopes to accommodate permitted FAR;

1.1e: Allow supportive housing to be classified as either Use Group (UG) 2 or UG 3; and

1.1f: Modify the ZR 74-903 Special Permit to an Authorization for supportive housing... Together, these aspects of the Proposed Action would facilitate more housing and affordable or supportive housing on development sites throughout medium- and high-density districts, helping to address the housing shortage and creating additional affordable housing in neighborhoods throughout New York City.

1.2: Small and Shared Apartments

The Small and Shared Housing proposals seek to bring back and increase access to housing types that serve the young, the old, and the marginally housed. These are developments with small basic units for the increasing number of New Yorkers who wish to live alone but currently cannot because of lack of availability, or shared housing models with private bedrooms and common kitchens or other facilities.

The Proposed Action would:

1.2a: Eliminate DUF (Dwelling Unit Factor) within the Inner Transit-Oriented Development Area (including the Manhattan core);

1.2b: Reduce and simplify DUF outside the Inner Transit-Oriented Development Area;

1.2c: Eliminate DUF within one- and two-family buildings; and

1.2d: Remove zoning obstacles to small and shared housing models for affordable, supportive, and privately financed projects (*Permit new SRO-type housing*).

1.3: Eliminate Obstacles to Quality Housing Development

The Proposed Action would make changes to height and setback regulations to encourage greater predictability in non-contextual districts and reduce the unnecessary complexity produced by outdated height factor regulations.

The Proposed Action would:

- 1.3a: Remove obstacles to Quality Housing development on sites with existing buildings;
- 1.3b: Remove obstacles to Quality Housing development on irregular lots and lots where development is challenged by nearby infrastructure and other obstructions;
- 1.3c: Provide more flexible envelopes in Waterfront Areas to enable a broader range of development, including affordable housing;
- 1.3d: Eliminate the “sliver law” for developments that utilize Quality Housing regulations, regardless of district; and
- 1.3e: Create a discretionary action for sites in non-contextual districts where obstacles to Quality Housing development remain.

1.4: Conversions

The Adaptive Reuse proposals seek to extend and improve the existing framework in ... the Zoning Resolution, which provides relaxed bulk regulations for conversions of nonresidential buildings built before 1977 or 1961 to residential use within defined geographies.

The proposed action would:

1.4a: Change the cutoff date for conversion from 1961 or 1977 to 1990;

1.4b: Expand the geographic applicability of the adaptive reuse regulations citywide;

1.4c: Enable conversion to a wider variety of housing types, including rooming units, supportive housing, and dormitories; and

1.4d: Eliminate outdated restrictions on conversions to residential uses in C6-1G, C6-2G, C6-2M and C6-4M commercial districts (none of which are in CD8M)

2: Low-Density Proposals

Beginning in the 1980s and accelerating in recent decades, layers of restrictions in low-density districts have seriously compromised the ability of these areas, which cover more than half of the city, to accommodate changes to existing buildings or support incremental housing development. CD8M

No low-density zoning districts in CD8M.

3: Parking Proposals

The Parking proposals seek to eliminate parking requirements citywide for new residential development.

While it is expected that developers in most parts of the city would continue to provide some parking as part of new housing development, the Proposed Action would reduce existing conflicts between housing and parking on development sites across the city. Parking requirements for existing housing will remain, but the Proposed Action would create discretionary actions to eliminate or reduce those requirements where deemed appropriate by a public review process

4: Other Zoning Changes

The components of the Proposed Action in this section represent zoning changes that are consistent with overall project goals—to enable more housing and more types of housing in every neighborhood across the city—but that do not fit naturally within any of the categories described above.