

Housing New York

Zoning for Quality and Affordability

Overview



NYCPLANNING

June 2016

Goals

Affordability

Make zoning work better with financial and other programs to create more affordable housing for a wider range of New Yorkers

Quality

Encourage better buildings that contribute to attractive and livable neighborhoods

Affordability

- Help seniors remain in their communities by making it easier to provide **affordable senior housing and care facilities**
- Support the creation of **Inclusionary Housing**
- Free up resources to create more affordable housing by enabling cost-effective, **transit-accessible affordable housing**

Quality

- Encourage **better ground-floor retail and residential spaces** and apartments with adequate ceiling heights
- Change rules that lead to flat, dull apartment buildings to encourage **visual variety and features common in traditional apartment buildings**
- **Maintain rules that work well today**, including the essential rules of “contextual” zoning districts and lower-density zoning districts

Table of Contents

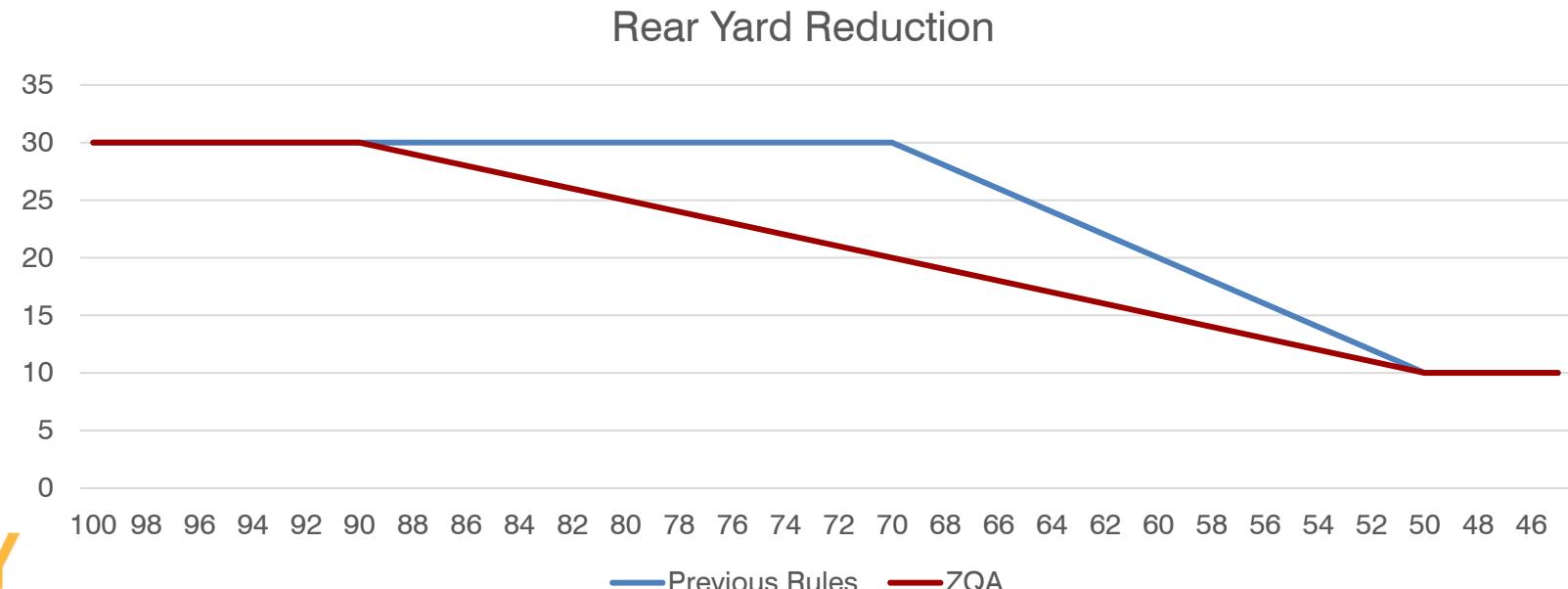
- All Buildings in Medium / High Density Districts
- Quality Housing Buildings
- Affordable Senior Housing and Care Facilities
- Inclusionary Housing
- Other Affordable Housing
- Parking
- Special Districts and Special Areas
- Organization of Zoning Resolution

All Buildings in Medium and High Density Districts

- Shallow Lot Provisions
- Sloping Sites
- Rear Yard Setbacks
- Courts
- Density Factors

Shallow Lot Provisions

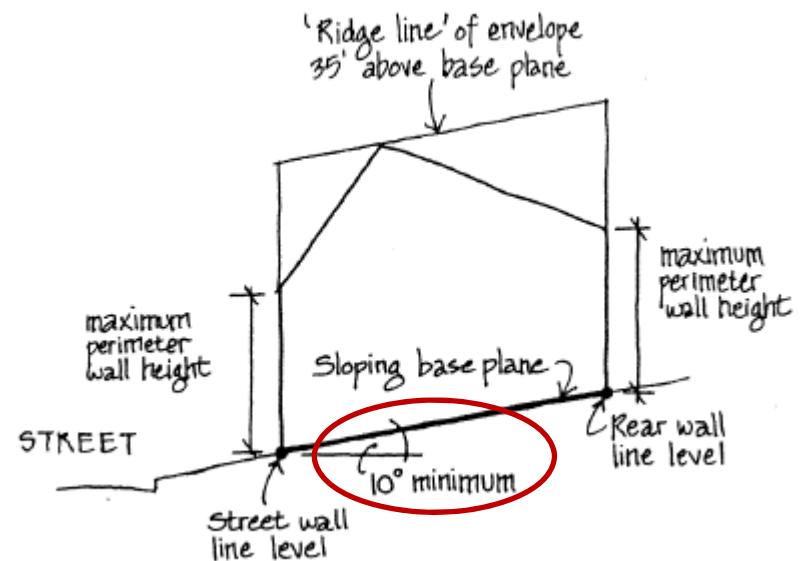
- Before ZQA - Special provisions for shallow lots existed that allowed rear yard reductions for lots less than 70' deep
- Shallow interior lot provisions now allow a reduction in the depth of required rear yard by 6" for every 1' the lot is shallower than 90' (ZR 23-52)
- Shallow through lot provisions now allow a reduction in the depth of required rear yard by 1' for every 1' the lot is shallower than 180' (ZR 23-534)
- Applies to portions of lots and to rear yard equivalents
- Minimum distance between legal windows and lot lines reduced when using these provisions (ZR 23-861)



Sloping Sites

- Before ZQA - The definition of base plane allowed for a 'sloping base plane' for sites with slopes of 10 degrees or more. This allowed an envelope to be constructed at an angle, giving flexibility to constrained sites.
- Sloping base plane now permitted for slopes of 5 degrees or more (ZR 12-10, definition of base plane)
- Applicable in all zoning districts

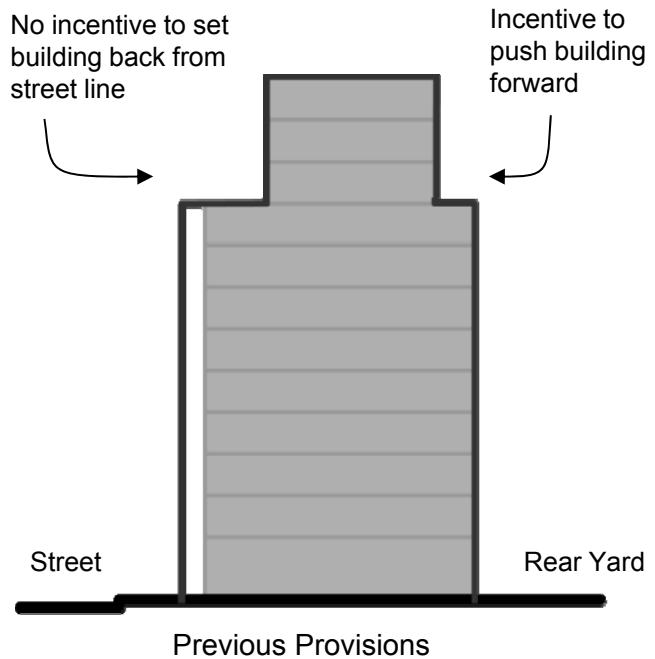
Diagram of sloping base plane



Rear yard setbacks

- Before ZQA - Rear yard setbacks were required above the maximum base height within 10' of the rear yard line in contextual buildings and above a height of 125' in 'height factor' buildings.
- No rear yard setback now required for buildings in R6 through R10 Districts (previously ZR 23-663)

Diagram of rear yard setback



Courts

- Change width to depth proportions of outer courts with a width of less than 30' to 1:1 (ZR 23-841)
- Allow unlimited depth for outer courts with a width of 30' or more (ZR 23-842)
- Allow inner and outer court recesses to have a width to depth proportion of 1:1 (ZR 23-843, 23-852)



Courts

(continued)

- Create small inner and outer court with:
 - a minimum size of 200 sf
 - a minimum dimension of 10'
 - Prohibition on legal windows facing into such court
 - Required setback above a height of 75' along 50% of court perimeter
- Allow ramps and lifts for physical disabilities as a permitted obstruction (ZR 23-87)

(ZR 23-841, 23-851)



Density Factor

- Dwelling unit factors control the number of units in a residential building – the lower the number, the higher the number of units
- Previously R8 through R10 districts had a higher dwelling unit factor than R6 or R7 districts
- All R6 through R10 districts now have the same Dwelling unit factor (ZR 23-22)

District	Previous DUF	ZQA DUF
R5	760	760
R6, R7	680	680
R8, R9	740	680
R10	790	680

Quality Housing Buildings

- Corner Lot Coverage
- Transition Rule
- Shallow Lot Coverage
- Qualifying Ground Floor – Non-Contextual Districts
- Qualifying Ground Floor – Contextual Districts
- Street Wall Requirements
- Setback Controls
- Minimum Unit Size

What are “contextual” building envelopes?

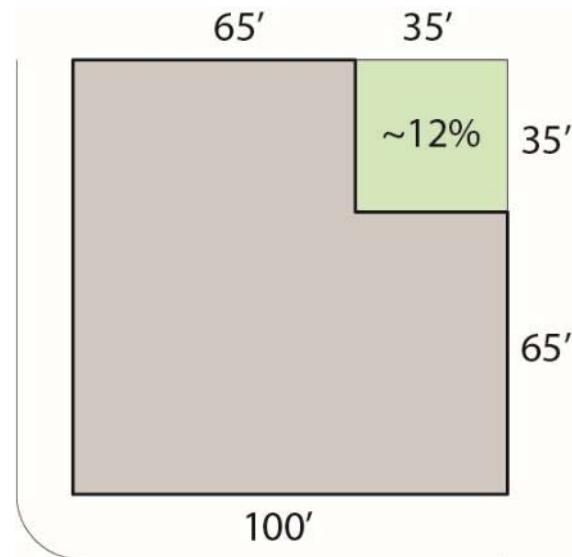
- Established in 1987 to promote housing that fit better within neighborhoods than the previous “tower-in-the-park” model
- Required in contextual zoning districts
- Optional in non-contextual districts



Corner lot coverage

- Corner lots were previously capped at 80% lot coverage
- Corner lots now allowed a lot coverage of 100% (ZR 23-153)
- Also now applies on interior lots with no rear yard requirements (interior lots within 100' of corners and on the short end of a block) (ZR 23-156)
- Legal windows on the inside of a double loaded corridor will still need to front onto a legal inner court.

Diagram of 65' deep building ‘wrapping’ the corner



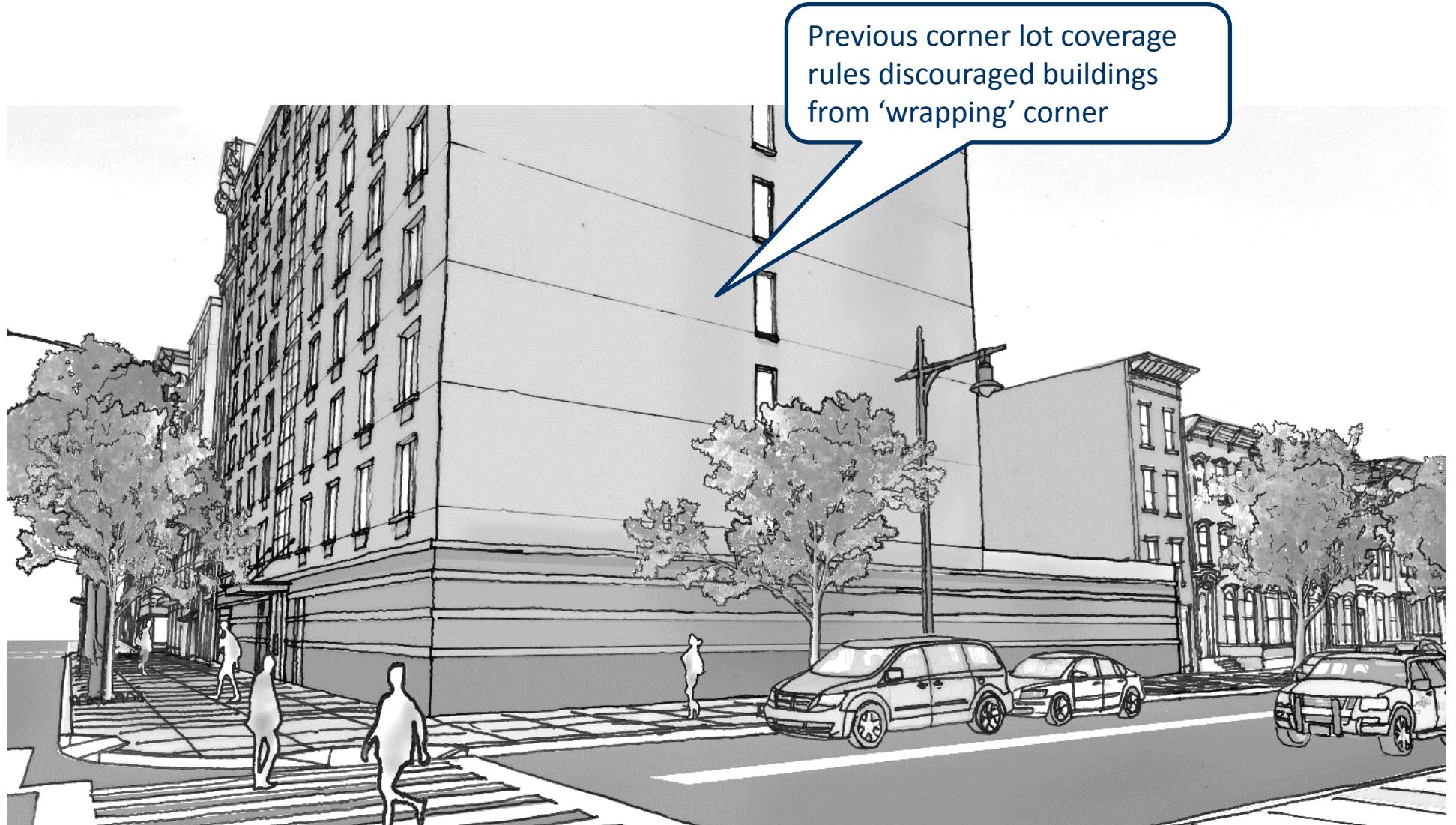
~88% coverage was not permissible under previous regulations

Transition rule

- ‘Transition rules’ were established to mediate heights along district boundaries between high-density and low-density districts.
- Previous transition rules discouraged buildings from ‘wrapping corners’ by capping heights within 25’ of a district boundary to the height of the adjoining low-density district (typically 35’)
- Transition height now set to roughly the average between base and maximum heights of adjoining districts, but not exceeding 65’ (ZR 23-693)

District	Permitted height within 25' of an R1 – R5 district (other than R5D)	Permitted height within 25' of an R5D, or R6B district
R6A, R7B, R8B	45	55
R7A, R7D	55	65
R7X, R8A, R8X, R9, R10	65	65

Previous Corner Buildings



Corner Buildings With ZQA



Shallow lot coverage

- To work in step with permitted rear yard reductions for shallow lots, ZQA allows an increase in permitted lot coverage
- Lot coverage may be increased by one percent for every 5' a lot depth is less than 90' for interior lots, or 180' for through lots (ZR 23-156)
- Maximum interior or through lot coverage cannot exceed 80%.

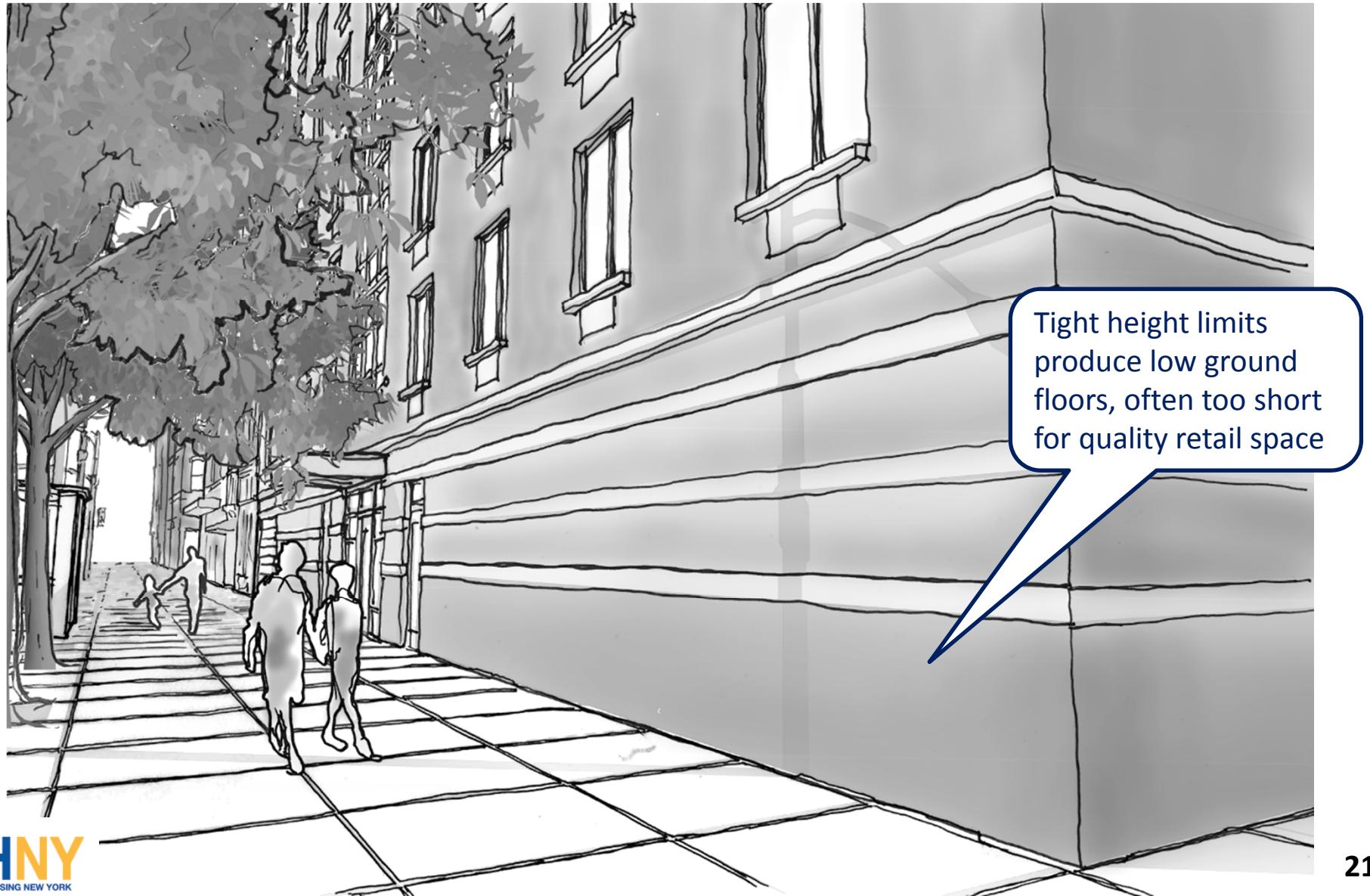
Qualifying Ground Floor – Non-Contextual Districts

- For buildings in certain non-contextual districts, a 5' height increase is available for buildings with a **Qualifying Ground Floors** (ZR 23-662)
 - R6 and R7 districts on wide streets outside Manhattan Core
 - R8 districts on wide streets
 - R10 districts on wide streets
- A **Qualifying Ground Floor** is one where the height of the level of the second story is 13' or more above the level of the adjoining sidewalk (paragraph (a) of definition in ZR 12-10)
- Extra height allowance also comes with a cap on number of stories
 - (R8 districts saw height increases greater than 5 feet without QGF)

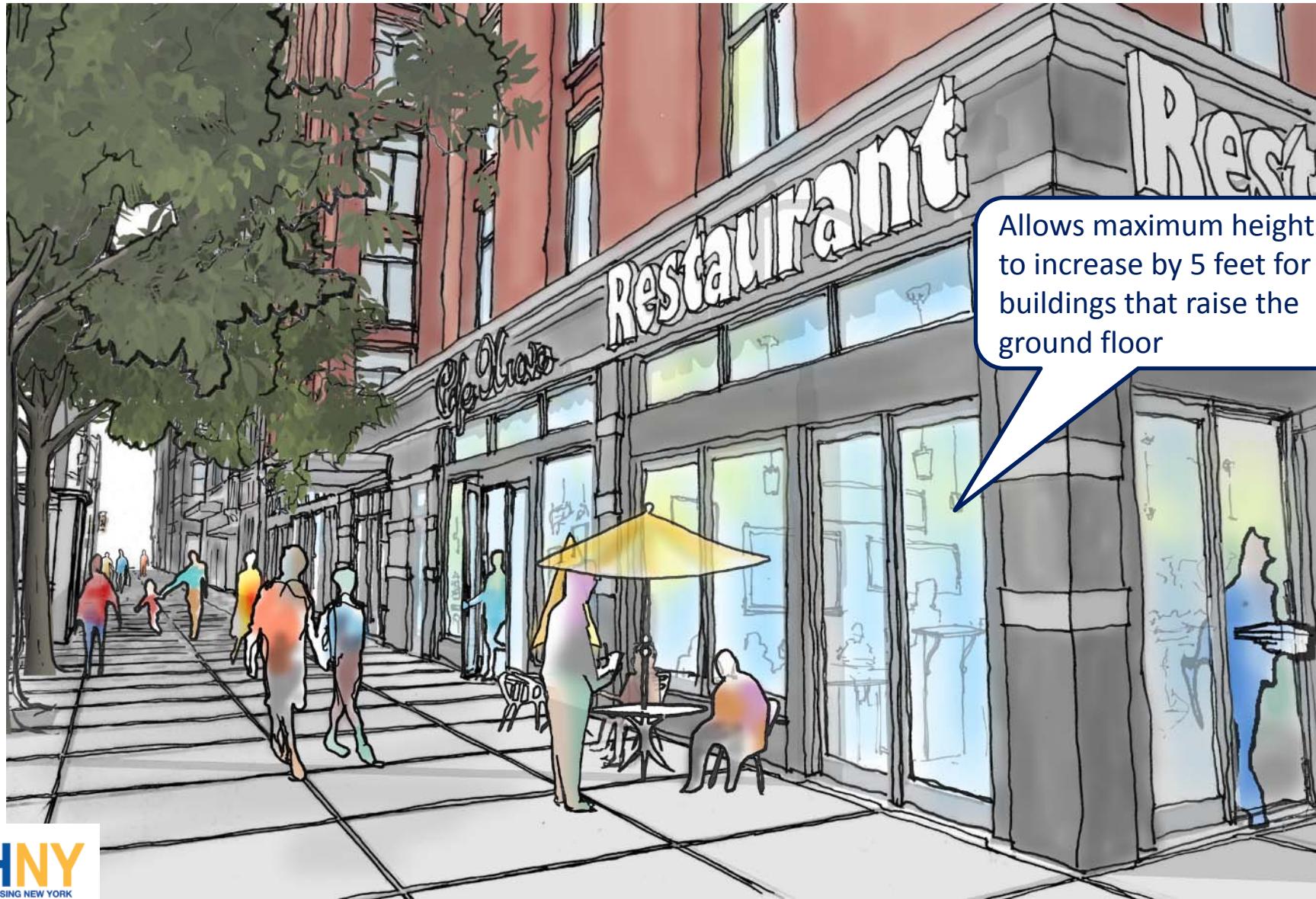


Typical Neighborhood Retail

Previous Commercial Ground Floors



Commercial Ground Floors With ZQA



Previous Residential Ground Floors



Residential Ground Floors With ZQA



Qualifying Ground Floor – Contextual Districts

- In certain contextual districts outside Manhattan Core, the 5' height increase is available to **Qualifying Ground Floors** meeting the 13' height requirement, story limit, and supplemental ground floor provisions (ZR 23-662 (b) and 35-652 (b)).
- Applicable in R5D, R6B, R6A, R7A, R7D, R7X, R8A, R8X, R9X, and R10A Districts outside of Manhattan Core, and Commercial Districts with a residential equivalency of these districts outside the Manhattan Core
- **Qualifying Ground Floor** height increase not permitted in contextual districts in Manhattan Core

Qualifying Ground Floor – Contextual Districts

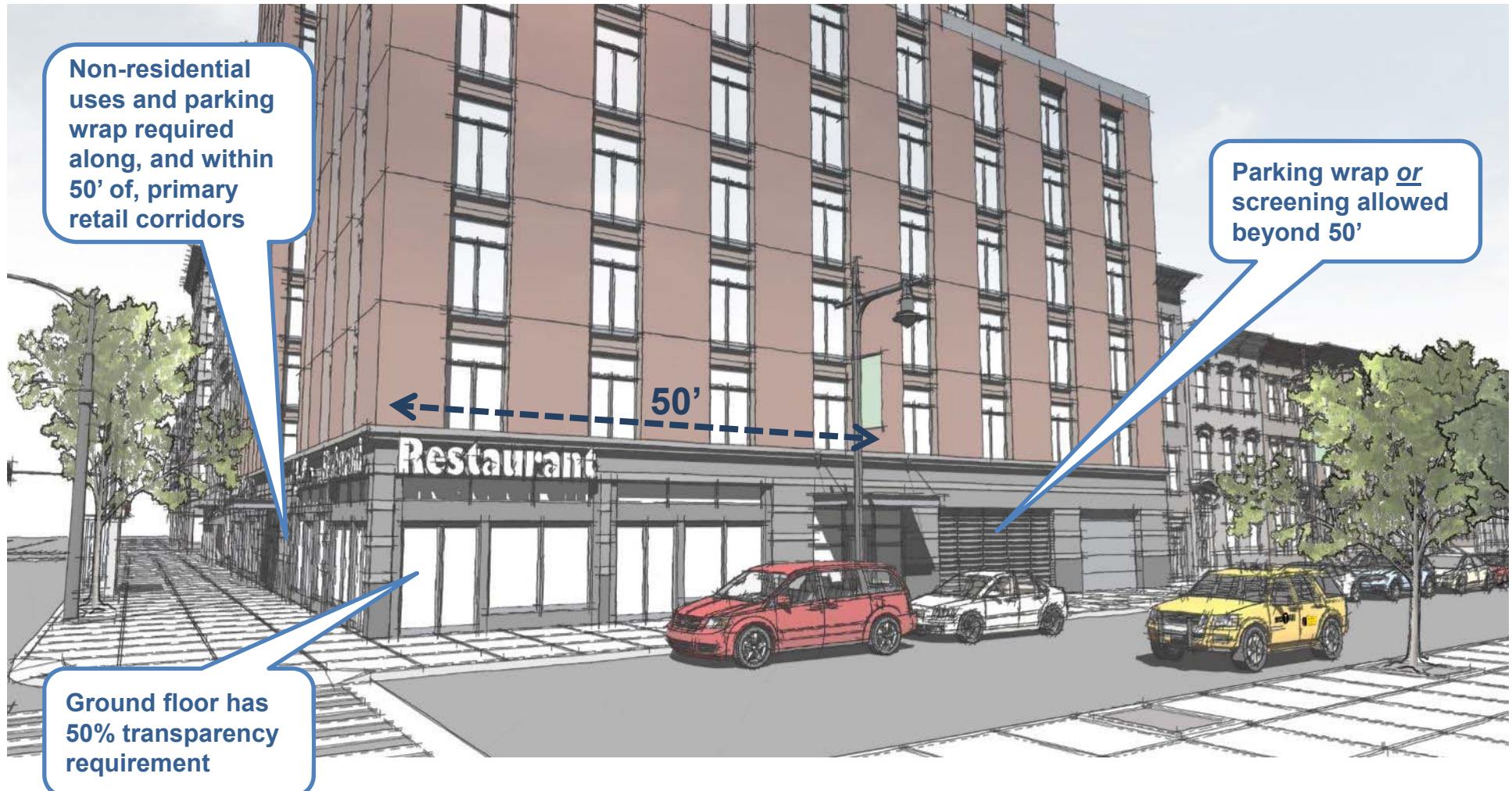
- Supplementary ground floor provisions in Contextual Commercial Districts:
 - Ground floor on primary street frontages should be allocated to non-residential uses, to a depth of 30', except for lobbies and entrances and all parking should be wrapped by floor area. Transparency requirements apply. (ZR 35-652 (b)(1))
 - On secondary street frontages, parking should be wrapped by floor area or screened (ZR 35-652 (b)(2))
- “Primary street frontage” is defined as the portion of the ground floor level street frontage along (ZR 37-311):
 - a wide street
 - a narrow street where a Commercial District is mapped along an entire block frontage
 - a narrow street within 50 feet of a wide street
- All other conditions are “secondary street frontages”

Qualifying Ground Floor – Contextual Districts

- In Contextual Residence Districts:
 - On zoning lots less than 100' wide, ground floor should be allocated to community facility uses, to a depth of 15', except for lobbies and entrances to parking, and all parking should be wrapped by floor area
 - On larger zoning lots, at least 100' should comply with the above rules, and any remaining frontage in excess of 100' should wrap or screen parking

Commercial District Example

Corner lot along primary retail street



Street Wall Requirements

- In R6A, R7A, R7D, R7X, and R9D districts and Quality Housing buildings on wide streets in R6 or R7 non-contextual districts, the street wall should be no closer than the portion of an adjacent building that is within 10' of the street line and within 25' of the shared side lot line (ZR 23-661 (a)).
- On corner lots, rule only applies along one street frontage
- Where adjacent street walls are articulated, the line-up rule applies to the portion furthest from the street line that is at least 5' wide
- Recesses can be provided without limitation, and up to 50% of façade can project up to 3' from the datum established by line-up rules (ZR 23-661 (d))

New rules underlined

Previous Street Wall Rules – R7A



Street Wall Rules With ZQA – R7A



Street Wall Requirements

New rules underlined

- In R6B, R7B, and R8B districts and Quality Housing buildings on narrow streets in R6 or R7 non-contextual districts:
 - On zoning lots with at least 50' of frontage, the street wall should be no closer than the portion of an adjacent building that is within 15' of the street line and within 25' of the shared side lot line.
 - On zoning lots with less than 50' of frontage, the street wall should be no closer to nor further than the portion of an adjacent building that is within 15' of the street line and within 25' of the shared side lot line. (ZR 23-661 (b))
- On corner lots, rules apply along both street frontages, except that along one street frontage the street wall need not be located further than 5' from the street line
- Same rules for Line-up in relation to adjacent buildings
- Up to 50% of façade can recess or project up to 3' from datum established by line-up rules (ZR 23-661 (d))

Previous Street Wall Rules – R6B



Street Wall Rules With ZQA – R6B



Street Wall Requirements

- In R8A, R8X, R9A, R9X, R10A, and R10X districts and Quality Housing buildings in R8, R9 or R10 non-contextual districts:
 - On wide streets and within 50' of wide streets, 70% of the street wall should be within 8' of the street line. Up to 30% may be recessed beyond 8' of the street line.
 - On narrow streets beyond 50' of a wide street, at least 70% of the street wall should be within 15' of the street line. (ZR 23-661 (c))
- Up to 50% of façade can recess up to 3' beyond 8' datum (ZR 23-661 (d))

New rules underlined

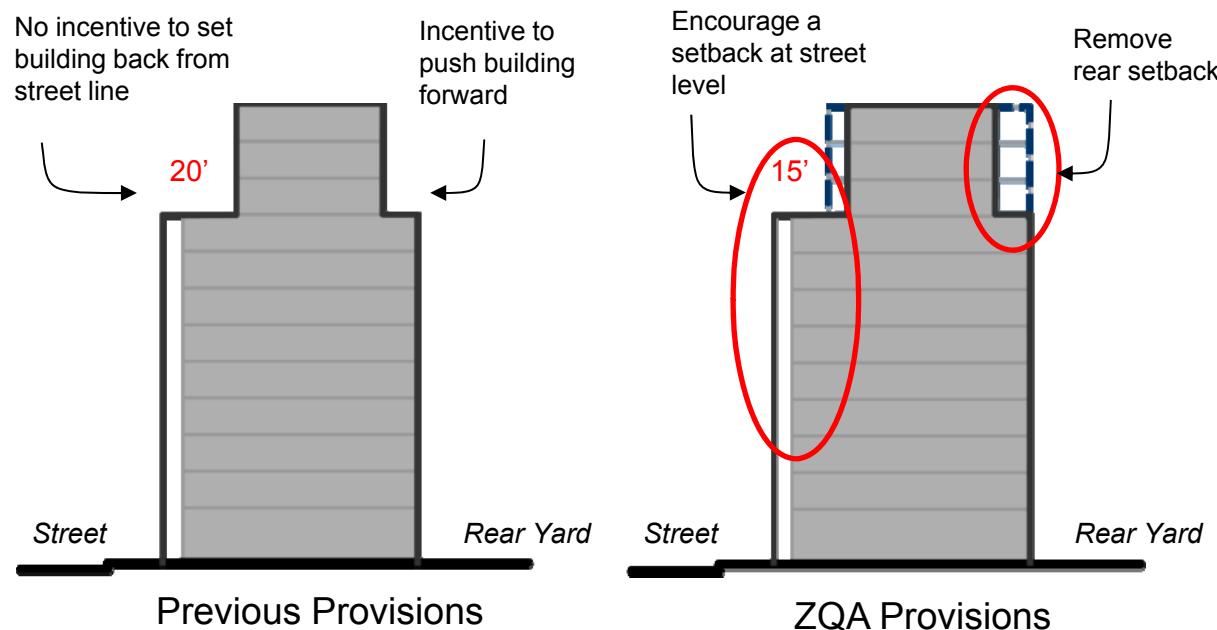
Street wall requirements – Commercial Districts

- Fully-residential buildings in commercial districts must comply with commercial street wall regulations
- In Commercial districts with a residential equivalent of an R6 or R7 district (other than R7D), 70% of the street wall should be within 8' of the street line, and up to 30% may be recessed beyond 8' of the street line. (ZR 35-651 (a))
- In Commercial districts with a residential equivalent of an R7D, R8, R9 or R10 district:
 - On wide streets and within 50' of wide streets, the street wall should be located on the street line and extend along the entire street line, except
 - For corner articulation, street wall may be located within 15' of intersection
 - For corner lots with an angle of 75 degrees or less, street walls may be located within 30' of intersection
 - On narrow streets beyond 50' of a wide street, at least 70% of the street wall should be within 8' of the street line. (ZR 35-651 (b))
 - Up to 50% of façade can recess up to 3' beyond datum established (ZR 35-651 (e))

New rules underlined

Setback Controls

- The previous setback controls were measured from the street wall, discouraging buildings from setting back from property line
- ZQA allows the front setback to be reduced by one foot for every foot the building is set back from the street line, provided that a minimum 7' setback is provided (ZR 23-662).



Minimum Unit Size

- The previous minimum unit size for Quality Housing dwelling units of 400 sf limited the ability of housing providers to create a wider mix of unit sizes in a building
- ZQA allows unit sizes to be controlled by “density factors” and the minimum room sizes in the Building Code, Housing Maintenance Code and Multiple Dwelling Law

Affordable Senior Housing and Care Facilities

- New Defined Terms
- General Use Restrictions
- Low-density Districts – FAR and Envelope
- Medium/High-density Districts – FAR and Envelope

New Defined Terms (ZR 12-10)

- Income-Restricted Housing Unit (**IRHU**) –
 - Residential Use (UG2)
 - Income restriction (80% AMI or below) and minimum regulatory term of 30 years
 - OR, comply with requirements for “affordable housing unit” in Inclusionary Housing (requires permanent affordability, but can be higher AMI through MIH)
- Affordable Independent Residences for Seniors (**AIRS**) –
 - Multi-family residential use (UG2)
 - Units must be occupied by at least one person who is 62 years or older
 - Must also meet requirement of **IRHU** above (80% AMI or below, 30 year term)
 - 4 percent of space must be devoted to shared facilities
 - Replaces “non-profit residences for the elderly” use
- Long-Term Care Facilities (**LTCF**)
 - Community Facility Use (UG3)
 - Facility must have secured appropriate license from NY State DOH
 - Three possible uses (Nursing Homes, Assisted-Living Facilities, Continuing Care Retirement Communities)

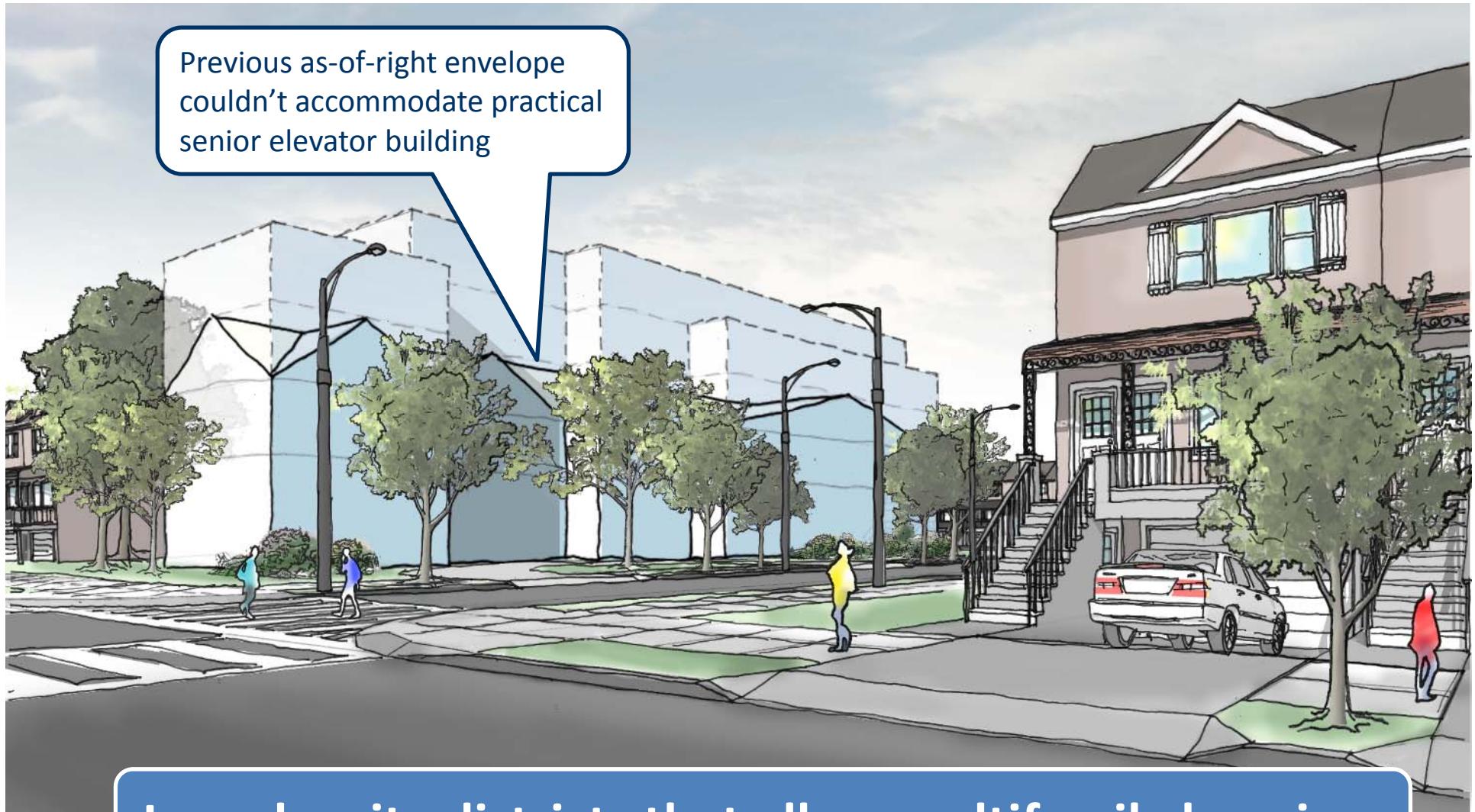
General Use Restrictions

- **AIRS** are permitted in districts that allow multi-family housing (R3-2, R4 without a suffix, R5 without a suffix, R5B, R5D, and all R6 through R10 Districts, and in commercial overlays or equivalents)
 - Subject to minimum unit size of 325 square feet (ZR 23-23), but not subject to other density factor calculations (ZR 23-22)
- **LTCF** are generally permitted in Residence Districts and in commercial overlays or equivalents (ZR 22-13), except that:
 - Not permitted as-of-right in R1 or R2 Districts; or
 - Nursing Home development or enlargements (over 15k) not permitted as-of-right in certain community districts:
 - CD 11 in the Bronx,
 - CD 8 in Manhattan,
 - CD 14 in Queens,
 - CD1 in Staten Island
 - In instances not permitted as-of-right, they are permitted through CPC special permit (ZR 74-901)
 - Not subject to minimum unit size or density factor calculations

Low-density Districts - FAR

- **AIRS** were previously given a higher FAR than other residences in R3-2, and R4 and R5 Districts without a letter or number suffix (ZR 23-144):
 - R3-2 : 0.95
 - R4 : 1.29
 - R5 : 1.95
- **LTCF** as-of-right FAR is now aligned with **AIRS** FAR in these districts (ZR 24-013(a)(2))
 - Higher FAR for other Community Facility uses permitted through CPC special permit (ZR 74-903)
- **LTCF** as-of-right FAR in other low-density districts subject to existing CF regulations (ZR 24-013(a)(2))

Affordable Senior Housing And Care Facilities – Low-density Districts



Low-density districts that allow multifamily housing:
Senior housing requires 4 to 5 story elevator buildings

Affordable Senior Housing And Care Facilities – Low-density Districts



Low-density districts that allow multifamily housing: Buildings would not exceed 4 to 5 stories

Low-density Districts - Envelope

Yards and Coverage

- In R3-2, R4, R5 Districts, **AIRS** and **LTCF** follow the residential yard regulations (ZR 23-40, ZR 24-013(a)(2))
- In R3-2, R4 and R5 Districts, **AIRS** and **LTCF** follow their separate applicable coverage regulations (ZR 23-142, ZR 24-013(a)(2))

Building Envelope

- In R3-2 Districts, AIRS and LTCF follow their separate applicable height and setback regulations (ZR 23-631(i), ZR 24-013(a)(2))

Low-density Districts - Envelope

Building Envelope, continued

- In R4 and R5 Districts, **AIRS** and **LTCF** building can exceed the residential height and setback only where no single or two-family home existed on the zoning lot within 3 years prior to building permit (ZR 23-631(j))
- In R4, the max as-of-right height of an **AIRS** or **LTCF** building is 45'
- In R5 Districts (ZR 23-631(j)):
 - For **LTCF**, the max height within 25' of a street line is 45', and beyond is 55' (ZR 24-013(a))
 - For **AIRS**, the maximum height of a building is 45', except that beyond 25' of the street line, the height may be increased to 55' where locational criteria are met (ZR 23-631(j))

Discretionary Actions

- **AIRS** may exceed heights through an authorization (ZR 23-631) and **LTCF** may exceed heights through CPC special permit (ZR 74-903)

Medium to High-density Districts - FAR

- **AIRS** were previously given a higher FAR than other residences in many R6 and R7 Districts
- In R7X, **AIRS** now permitted a higher FAR (6.0 FAR)
- In R8 through R10 Districts, **AIRS** now permitted the higher FAR allowed for Inclusionary Housing (ZR 23-155)
- **LTCF** as-of-right FAR now matches **AIRS** FAR (ZR 24-013(a)), except that :
 - In R6 and R6A Districts the max as-of-right FAR is 3.6 (instead of 3.9)
 - In R7 and R7A Districts the max as-of-right FAR is 4.6 (instead of 5.01)
- Higher FAR for other Community Facility uses permitted for **LTCF** through CPC special permit (ZR 74-903)

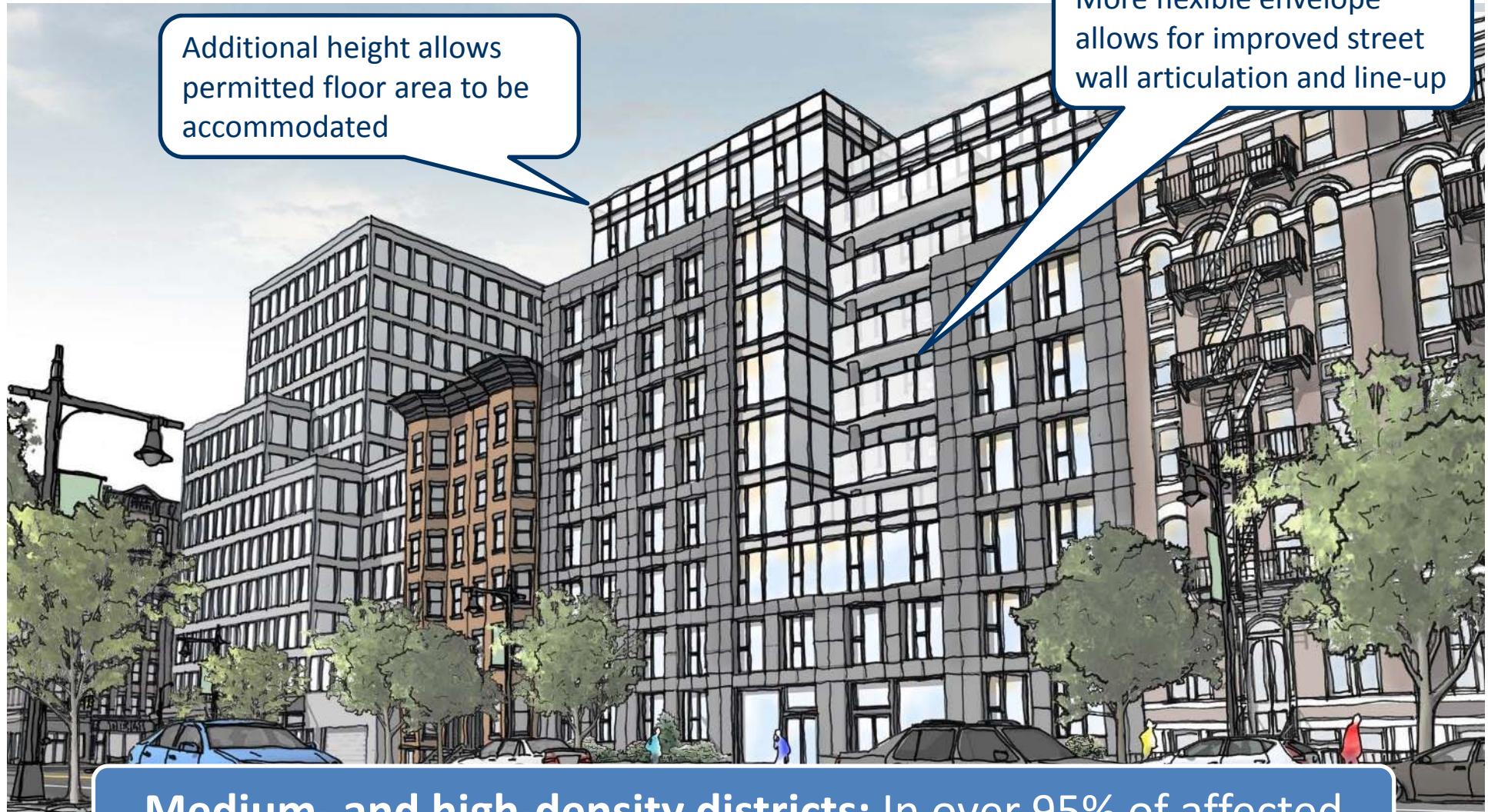
Affordable Senior Housing And Care Facilities – Medium/High-density Districts



Existing R7A envelope on narrow street, interior lot

Previous

Affordable Senior Housing And Care Facilities – Medium/High-density Districts



Medium- and high-density districts: In over 95% of affected areas, no more than 1 or 2 additional stories

Medium to High-density - Envelope

To utilize the higher FAR, **AIRS** and **LTCF** require use of Quality Housing bulk irrespective of zoning district, subject to modifications below (ZR 23-155, ZR 24-013(a))

- Additional height (over modified QH heights) for zoning lots made up of at least 20% **AIRS** or **LTCF** (ZR 23-664):
 - 10' (1 story) in R6A, R7A, R7D Districts
 - 20' in R7X, R8A, R8X, and R10A Districts (on wide streets)
 - 30' in R9A, R9X and R10A Districts (on narrow streets)
- Additional base heights in step with changes to overall heights
- **Qualifying Ground Floor** permitted (13' to second floor, no use restrictions)

Medium to High-density - Envelope

(cont'd)

- Ground floor obstructions in the rear yard for accessory uses (cafeterias, laundry, etc.) permitted on wide streets and in Commercial Districts (ZR 23-44(b)(9))
- LTCF can use Quality Housing floor area deductions (ZR 24-013(c))
- In R6 through R9 non-contextual districts, LTCF can instead utilize the community facility bulk provisions through CPC special permit (ZR 74-903)
- In R6-R8 non-contextual Districts, an alternate Quality Housing envelope exists for difficult sites (ZR 23-664):

Medium to High-density - Envelope

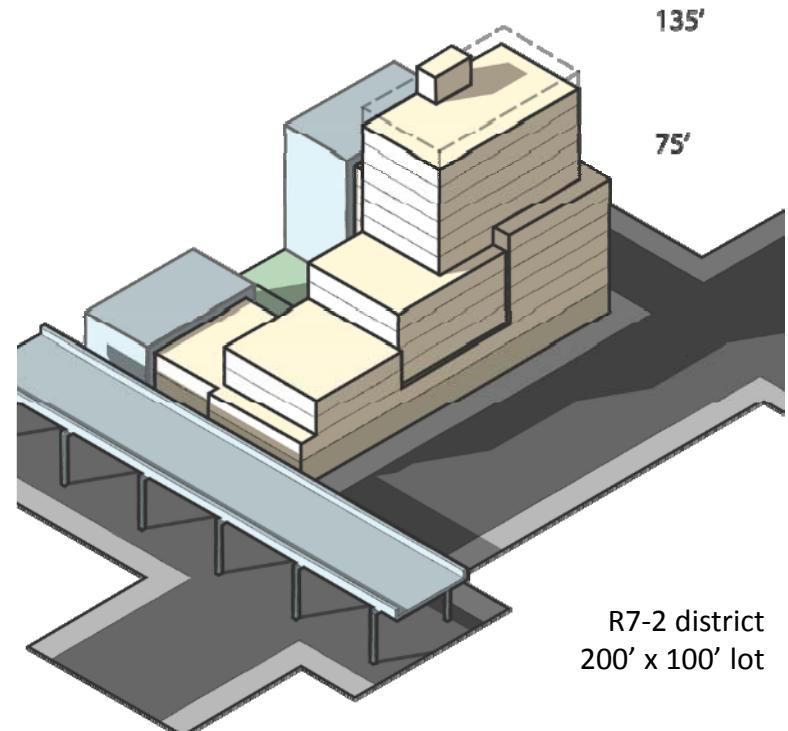
Non-contextual R6-R8 Districts

ZQA requires use of Quality Housing building envelope for AIRS and LTCF

However, to better address difficult site conditions, ZQA includes a more-flexible Quality Housing envelope for sites located close to:

- Open railroad right of way;
- Highways;
- An elevated street located on a bridge

District	Base Height	Overall Height (stories)
R6	65'	115 ' (11)
R7	75'	135 ' (13)
R8	105'	215 ' (21)



Inclusionary Housing

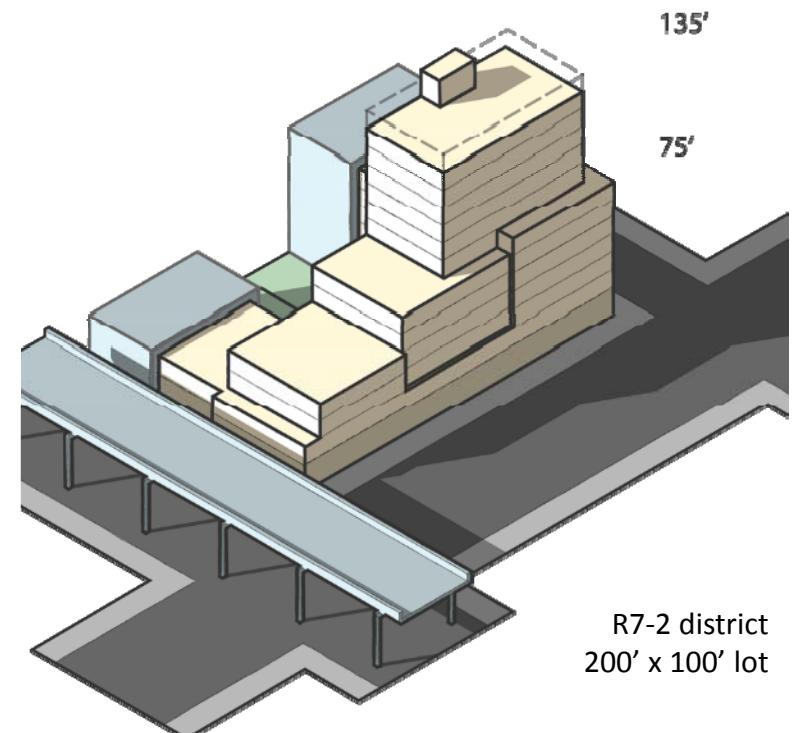
- Special FAR rules
- Medium/High-density Districts – Envelope

- **IH** and **MIH** FARs are same as today, except that **MIH** now permitted a higher FAR (6.0 FAR) in R7X districts (ZR 23-154)
- Additional height (over modified QH heights) for zoning lots that satisfy **IH** or **MIH** requirements on-site (ZR 23-664):
 - 10' (1 story) in R6A, R7A, R7D Districts
 - 20' in R7X, R8A, R8X, and R10A Districts (on wide streets)
 - 30' in R9A, R9X and R10A Districts (on narrow streets)
- Additional base heights in step with changes to overall heights and
- **Qualifying Ground Floor** permitted (13' to second floor, no use restrictions)
- (Ground floor obstructions in rear yard not permitted for IH or MIH buildings)
- For future R6-R8 non-contextual MIH areas an alternate envelope now exists

Non-contextual R6-R8 Districts

Optional Quality Housing envelope available for MIH in non-contextual districts

District	Base Height	Overall Height (stories)
R6	65'	115 ' (11)
R7	75'	135 ' (13)
R8	105'	215 ' (21)



Other bulk changes for affordable housing

- NPISA
- Irregular Lots

NPISA

- Philanthropic or Non-Profit Institution with Sleeping Accommodations (**NPISA**) –
 - Community Facility Use (UG3)
- **NPISA** now permitted to develop to full permitted (ZR 24-111) FAR in buildings that also include Use Group 2 residences (formerly restricted in R6 and R7-1 districts to 1.0 FAR)
- **NPISA** can use Quality Housing floor area deductions (ZR 24-013(c))

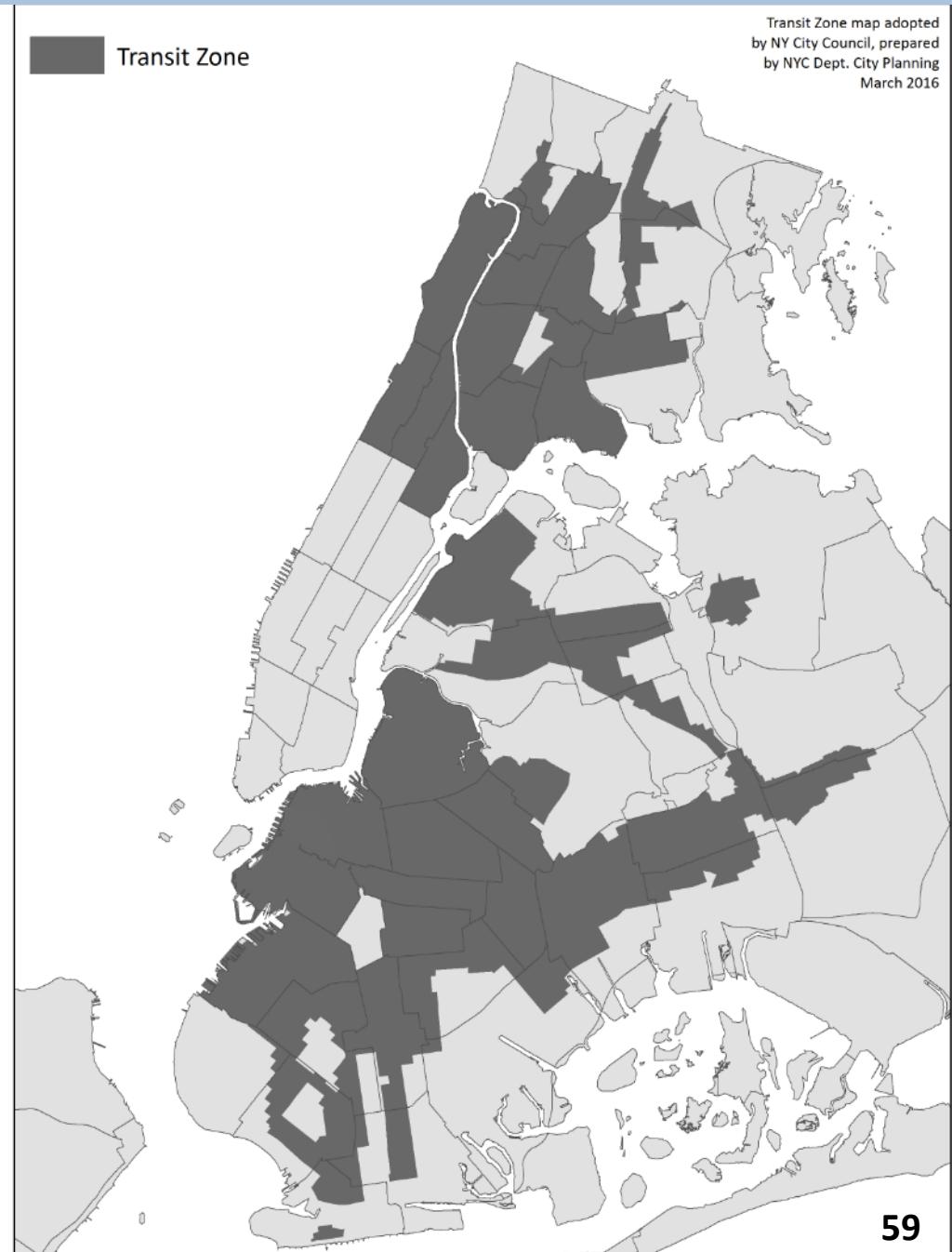
Irregular Lots

- Quality Housing buildings with at least 50% of their dwelling units as **IRHU**, or 50% of their floor areas as **LTCF** or **NPISA**, can apply for new BSA special permit to modify bulk regulations to address site irregularities (ZR 73-623).

Parking

- Inside Transit Zone
- Outside Transit Zone
- Other Parking Changes

Parking Requirements –Transit Zone



INSIDE TRANSIT ZONE

- No parking requirement for **IRHU** (including units satisfying **MIH**) (25-251) or **AIRS** (ZR 25-252)
- Existing **AIRS** can remove existing parking with condition that no dwelling units other than **IRHU** can be created (ZR 25-252)
- Existing **IRHU** can remove existing parking through BSA special (ZR 73-433). New residential development must be found to further the creation or preservation of affordable housing on the site
- Mixed-income buildings can modify parking requirements to facilitate affordable housing through two new discretionary actions
 - BSA permit (ZR 73-435) - For buildings where at least 20 percent of all dwelling units are **IRHU** and at least an additional 30 percent of all dwelling units are also restricted in rents
 - CPC permit (ZR 74-532) – For buildings where at least 20 percent of all dwelling units are **IRHU**

Other

- Any independent living dwelling units in a Continuing Care Retirement Community (a type of **LTCF**) are subject to the underlying residential parking requirements (ZR 25-31)
- Parking provisions for Government-assisted housing units in former 25-25(e) are maintained until August 31, 2016 for developments for which the HPD or HDC has issued a negotiation letter. This reflects continuation of existing regulations, and does not represent a change from past practice or the present condition (ZR 25-253)

Special District and Special Areas

- Special Districts
- Other Special Areas

SPECIAL DISTRICTS

- Where applicable, special district rules now reference height controls for contextual buildings, including additional height for **Qualifying Ground Floor** or affordable housing.
- In many special districts, varied ground floor use provisions were replaced with a consistent set of regulations (ZR 37-30)
- In many special districts, community facility and residential uses can now occupy the same floor. Previous rules inadvertently restricted this, counter to underlying regulations.
- Other outdated rules regarding security gates and window requirements were removed
- Existing special height rules in R8 districts in Manhattan CB9 continue to apply for general buildings (ZR 23-674)
- Existing parking requirements for **AIRS** in R6 and R7-1 LDGMA areas of Bronx 10 continue to apply (ZR 25-252)

Organization of Zoning Resolution

- Organizational Changes

Zoning Resolution Organization

- Introductory text in 23-00, 24-00, 33-00, 35-00 to describe applicability of Quality Housing regulations and special requirements for **AIRS**, **LTCF** and **NPISA**
- Removal of duplicate bulk information in 24-00, 35-00, 62-00 and 123-00 for Quality Housing buildings
- Reorganization of 23-00 and 35-00 (see next page)

Zoning Resolution Organization

23-00

- Reorganized open space and floor area provisions in Section 23-10:
 - R1 through R5 Districts – ZR 23-14
 - R6 through R10 Districts – ZR 23-15
 - Special rules for certain areas – ZR 23-16
- Relocated Inclusionary Housing floor area regulations from ZR 23-90 to ZR 23-154 so that all floor area regulations are in the same Section.
- Separated regulations for height and setback in Section 23-60:
 - R1 through R5 Districts – ZR 23-63
 - Basic height and setback for non-contextual R6 through R10 Districts – ZR 23-64
 - Tower regulations for non-contextual R9 and R10 districts – ZR 23-65
 - Quality Housing buildings – ZR 23-66
 - Special rules for certain areas – ZR 23-67
- Turned Quality Housing bulk regulations in ZR 23-66 into sub-sections and relocated planting provisions to Article II, Chapter 8

35-00

- Moved many regulations from ZR 35-24 to 35-65 so chapter has clearer framework

Table of Contents

- Mandatory Inclusionary Housing
- All buildings in Medium / High Density Districts
- Quality Housing buildings
- Affordable Senior Housing and Care Facilities
- Inclusionary Housing
- Other Affordable Housing
- Parking
- Special Districts and Special Areas
- Organization of Zoning Resolution

Housing New York

Zoning for Quality and Affordability

Appendix



NYCPLANNING

May 2016

Basic Height Limits - Non- Contextual Districts

FOR NON-CONTEXTUAL DISTRICTS			
District	Minimum Base Height	Maximum Base Height	Maximum Height
R6 narrow	30	45	55
R6 wide inside MC	40	55	65
R6 wide outside MC	40	65	70*
R7 wide inside MC R7 narrow	40	65	75
R7 wide outside MC	40	75	80*
R8 narrow	60	85	115
R8 wide inside MC	60	85	120*
R8 wide outside MC	60	95	130*
R9 wide	60	105	145
R9 narrow	60	95	135
R10 wide	125	155	210*
R10 narrow	60	125	185

* Qualifying Ground Floor option available

Basic Height Limits - Contextual Districts

FOR CONTEXTUAL DISTRICTS			
District	Minimum Base Height	Maximum Base Height	Maximum Height
R6A**	40	60	70
R6B**	30	40	50
R7A**	40	65	80
R7B	40	65	75
R7D**	60	85	100
R7X inside MC**	60	85	125
R7X outside MC**	60	85	120
R8A**	60	85	120
R8B	55	65	75
R8X**	60	85	150
R9A wide	60	105	145
R9A narrow	60	95	135
R9D	60	85	Tower
R9X wide**	105	120	170
R9X narrow**	60	120	160
R10A wide**	125	150	210
R10A narrow	60	125	185
R10X	60	85	Tower

FOR CONTEXTUAL DISTRICTS WITH QUALIFYING GROUND FLOOR			
District	Maximum Base Height	Maximum Height	Maximum Stories
R6A	65	75	7
R6B	45	55	5
R7A	75	85	8
R7D	85	105	10
R7X	95	125	12
R8A	95	125	12
R8X	95	155	15
R9X wide	125	175	17
R9X narrow	125	165	16
R10A wide	155	215	21

** Qualifying Ground Floor option available outside Manhattan Core

Height Limits for affordable housing – Non- Contextual Districts

FOR NON-CONTEXTUAL DISTRICTS				
District	Maximum Base Height	Maximum Height	Maximum Height with QGF	Maximum Stories
R6 (AIRS, IH WIDE)	65	80	85	8
R7 wide	75	100	105	10
R7 (AIRS NARROW)	75	90	95	9
R8	105	140	145	14
R9 wide	125	170	175	17
R9 narrow	125	160	165	16
R10 wide	155	230	235	23
R10 narrow	155	210	215	21

Height Limits for affordable housing – Contextual Districts

FOR CONTEXTUAL DISTRICTS				
District	Maximum Base Height	Maximum Height	Maximum Height with QGF	Maximum Stories
R6A	65	80	85	8
R7A	75	90	95	9
R7D	95	110	115	11
R7X (AIRS/MIH)	105	140	145	14
R8A	105	140	145	14
R8X	105	170	175	17
R9A wide	125	170	175	17
R9A narrow	125	160	165	16
R9X wide	145	200	205	20
R9X narrow	145	190	195	19
R10A wide	155	230	235	23
R10A narrow	155	210	215	21

APPENDIX

FAR for AIRS and LTCF

	23-14	23-90	23-155
	Residential	Inclusionary Housing FAR	Affordable Independent Residences for Seniors and Long Term Care Facilities FAR
District	Max FAR		Max FAR
R3 -2	(.5)		0.95
R4	(.75)		1.29
R5	(1.25)		1.95
R5B	1.35		1.35, 1.27
R5D	2.00		2.00
R6	(2.43, 3.0)	2.42, 3.60	3.90, 3.60 LTCF
R6A	(3.0)	3.60	3.90, 3.6 LTCF
R6B	(2.0)	2.20	2.20
R7	(3.44, 4.0)	3.60, 4.60	5.01, 4.6 LTCF
R7A	(4.0)	4.60	5.01, 4.6 LTCF
R7B	(3.0)		3.90
R7D	(4.2)	5.60	5.60
R7X	(5.0)	5.00, 6.00 MIH	6.00
R8	6.02	7.20	7.20
R8A	6.02	7.20	7.20
R8B	4.00		4.00
R8X	6.02	7.20	7.20
R9	7.52	8.00	8.00
R9A	7.52	8.50	8.50
R9D	9.00	10.00	10.00
R9X	9.00	9.70	9.70
R10	10.00	12.00	12.00
R10A	10.00	12.00	12.00
R10X	10.00	12.00	12.00