

The Equitable Building, New York.



Historic Districts Council Zoning Presentation February 9, 2014



THE ADVOCATE FOR NEW YORK CITY'S HISTORIC NEIGHBORHOODS



The Equitable Building, New York.



1916 Zoning Resolution
1961 Zoning Resolution

120 Broadway – 583 feet high with no setback



1916 Zoning Resolution



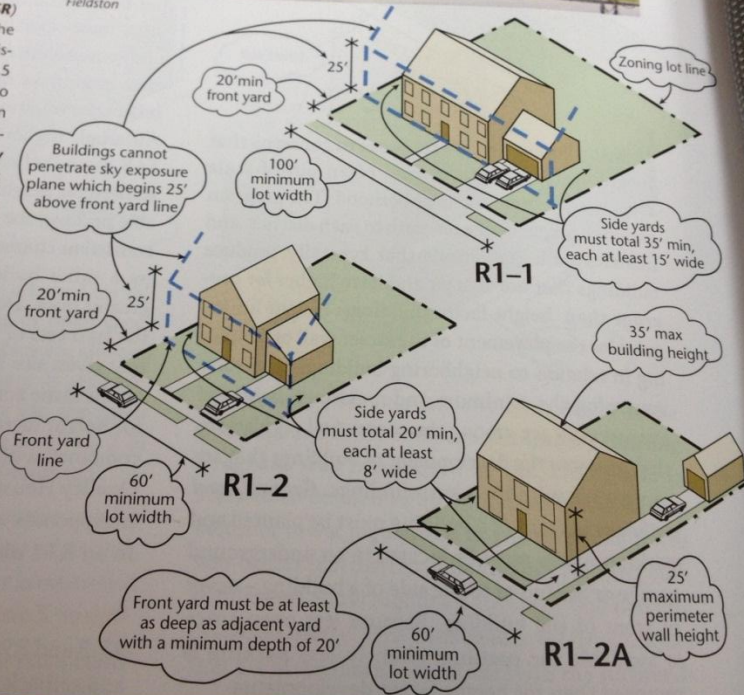
1961 Zoning Resolution

safety, low-density neighborhoods, single-family detached homes in lots. Resembling many districts are mapped in a city, such as Todt Hill land, Jamaica Estates and Fieldston (R1-2) is mapped in Forest



Fieldston

districts. Although new lots must be on larger homes in R1-2 and houses yard require **space ratio (OSR)** tions preserve the characterizes all R1 districts **(FAR)** of 0.5 **lot area** tend to es. The maximum -1 and R1-2 dis- governed by a **sky** tual regulations buildings that ale and charac- **eter wall** of 25 ight of 35 feet a neighboring are high and, istricts which transit, one ired for each



Single-Family Detached Residences

FAR max	OSR (percent)	Front Yard (min)	Rear Yard (min)	Side Yards (min)			Building Height/ Perimeter Wall (max)	Required Parking (min)
				#	Total	Each		
0.5	150.0	20 ft	30 ft	2	25 ft	15 ft		



Tribeca



Tower Regulation

Tower regulations a penetrate the **sky exposure** results in buildings under **Quality Housing** of midtown and Lo mapped R10 districts commercial districts with **district equivalent**.

Standard towers, with base, are permitted in R10, C1-9 and C both wide and narrow commercial districts C6-5, C6-6, C6-7, C footprint may cover the area of the **zoning** lots smaller than 20 tower-on-a-base, a set back from the street on a wide street, a street. Unlike a tower minimum **lot coverage** no rule regarding c In **mixed building** up to 20% can be **public plaza**. Together produce the tallest in the city.

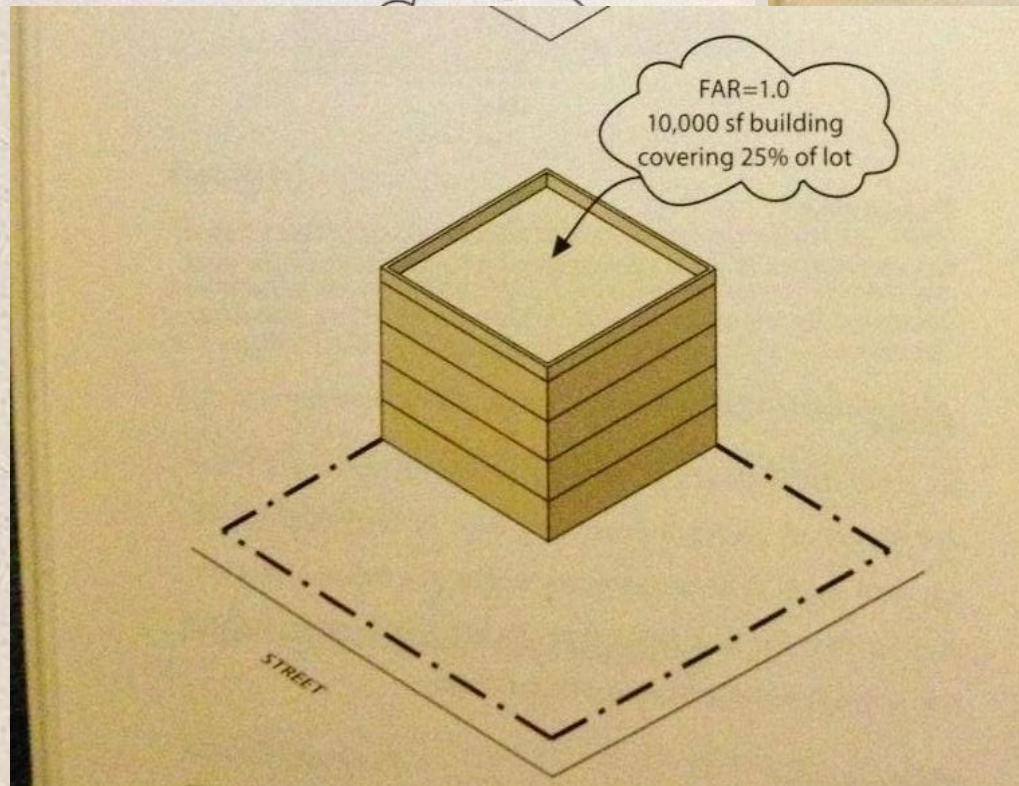
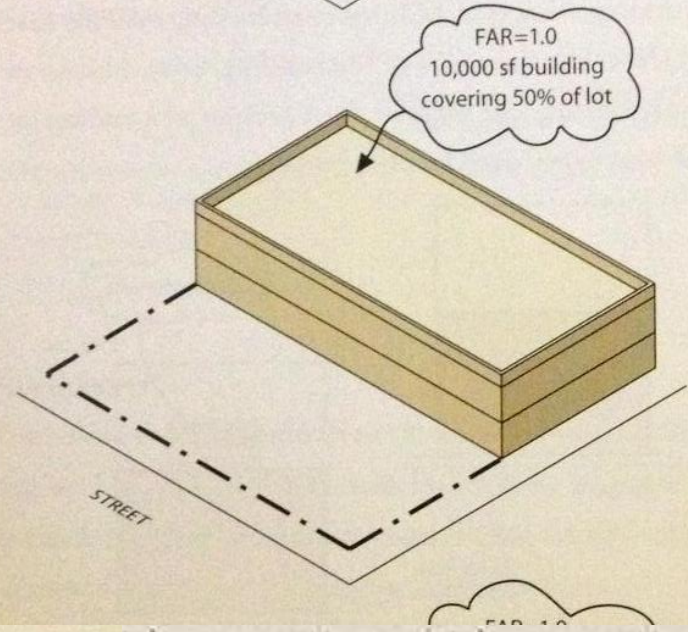
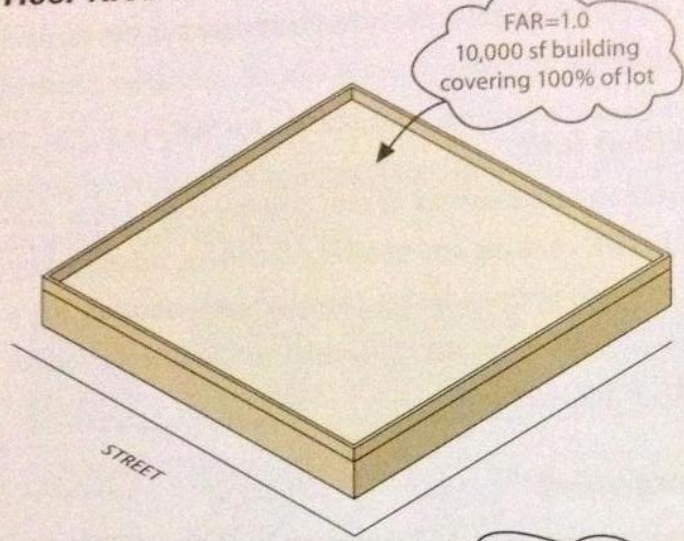
Lower Density – R1-R5

Moderate and Higher Density – R6-R10

Floor Area Ratio

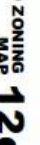
- Total building floor area to area of the zoning lot
- Multiply FAR (i.e. 1.0) lot area of the zoning lot (i.e. 10,000) equals maximum floor area allowed.
- If FAR is 1.0 and zoning lot is 10,000 sf, then the floor area cannot exceed 10,000 sf.

Floor Area Ratio (FAR)*



Floor Air
Ratio (FAR)

ZoLa:

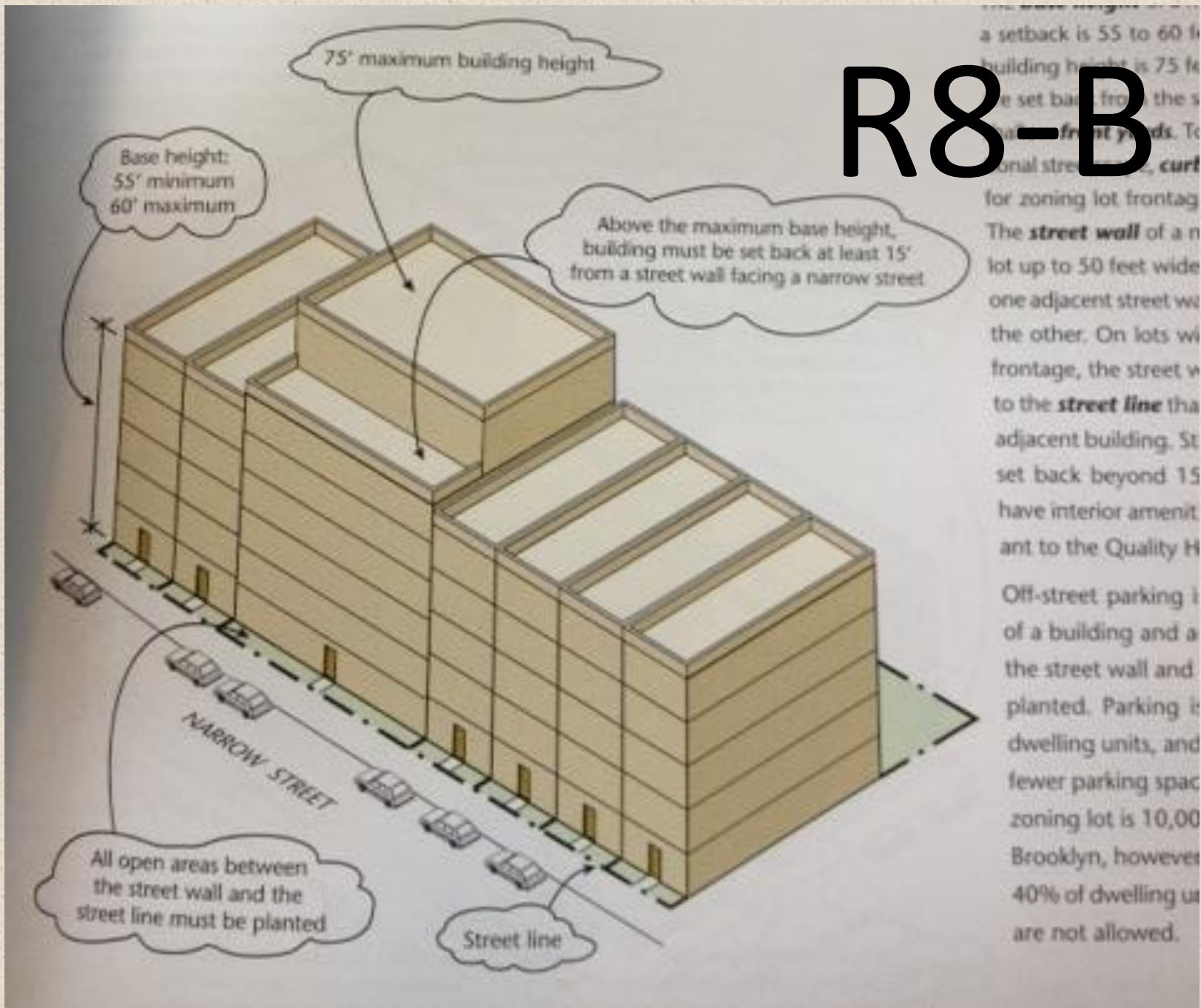


Zoning Map for 232 East 11th Street



R8-B

R8-B



Zoning Terminology

Contextual Zoning –

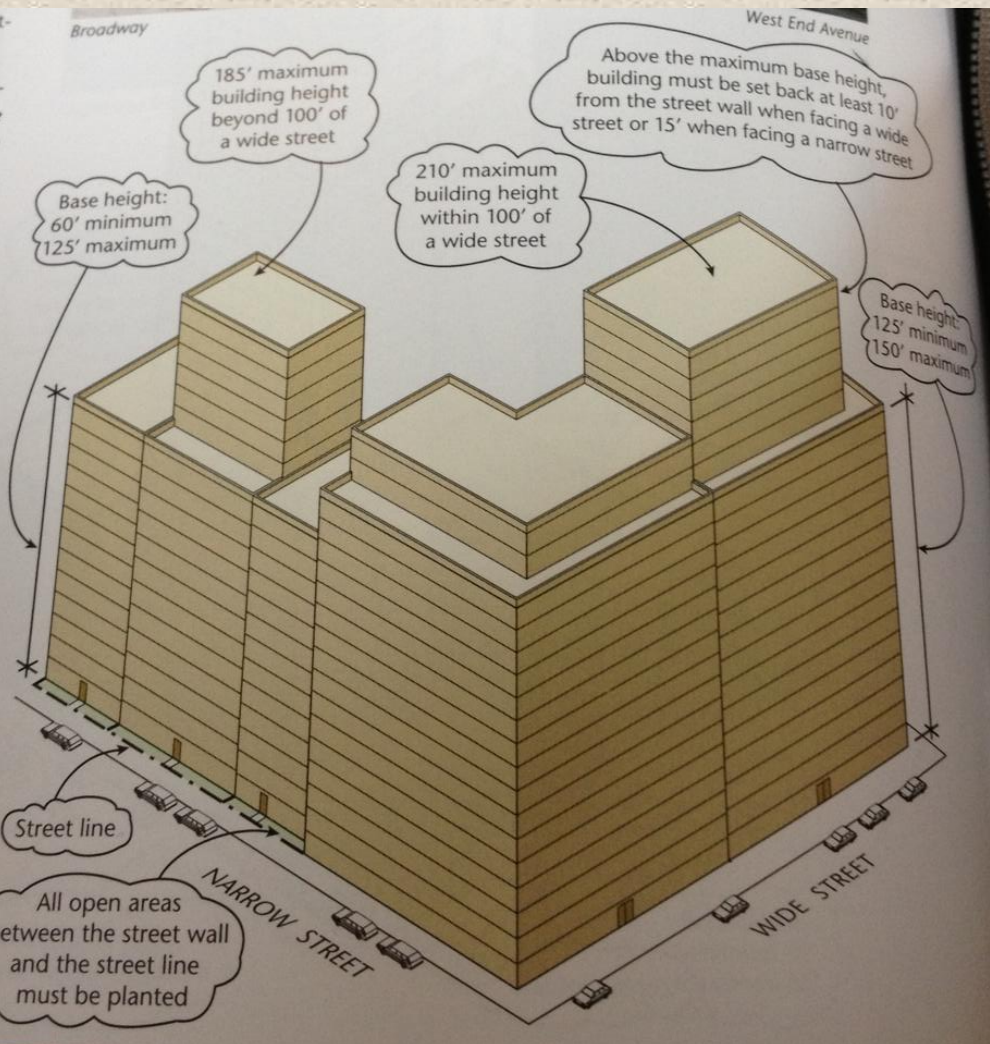
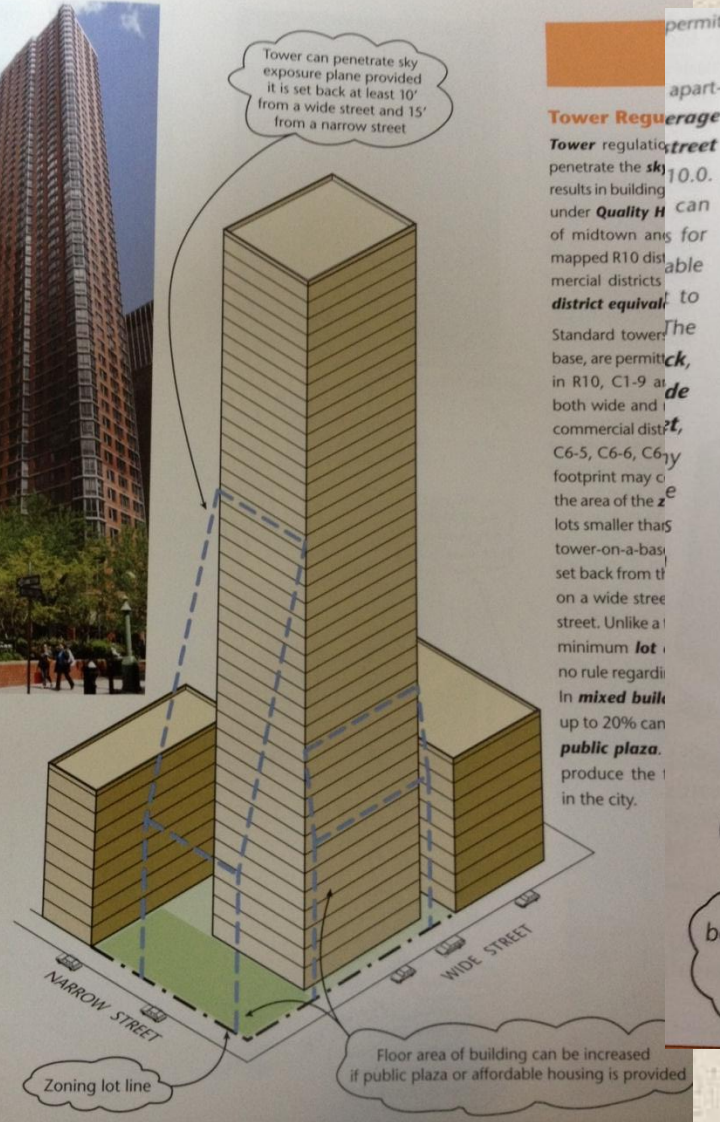
Regulates the Height and Bulk of new buildings; setbacks and width to produce buildings consistent with existing neighborhood character.

Residential and Commercial Districts with an A, B, D or X.

Contextual Zoning



Tribeca





Tower in the Park

Zoning Terminology

- **Height Factor Building** – Equal to the number of stories in a building constructed without setbacks. Promotes tall buildings surrounding by open space. (only permitted in R6-R9 noncontextual districts)
- **Sky Exposure Plane** – the plane slopes inward from a specified base height above the street line. The farther it's set back the higher it can go.
- **Quality Housing Program** – bulk regulations set height limits and allow high lot coverage buildings set at or near street line. (mandatory in contextual R6-R10; optional in noncontextual)

Use Groups

- 18 Categories ranging from Use Group 1 (single family detached residential) to Use Group 18 (Heavy Industrial)
- Allowed as of right or by special permit
- **Use Group 3** (Community facilities: schools, libraries, museums, nursing homes, etc.)
- **Use Group 4** (Community facilities: houses of worship, hospitals, non-profits without sleeping facilities)
- **Use Group 5:** Transient Hotels

Community Facilities

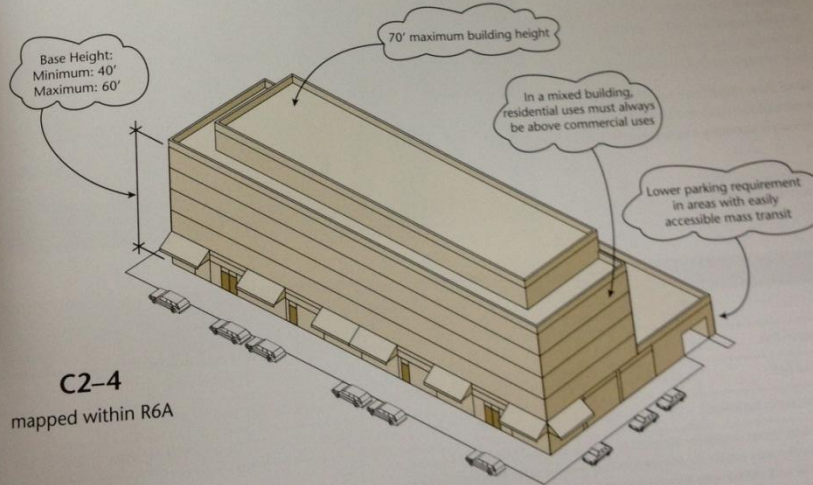
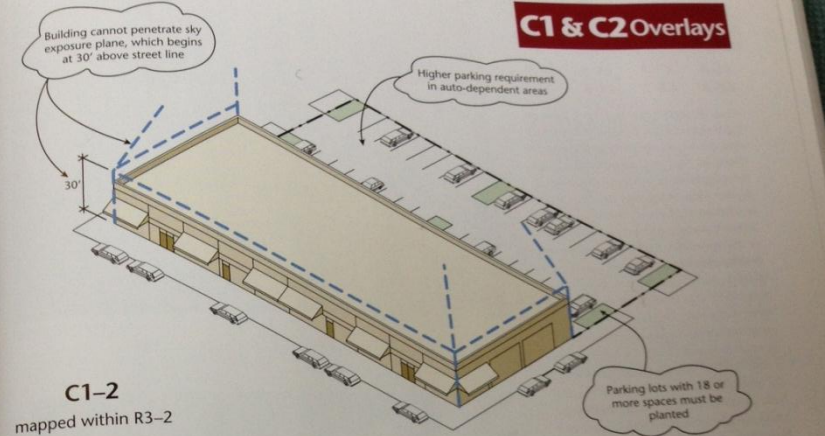
- Most are as of right in all residential districts
- Bulk regulations are often less restrictive for community facilities (can extend into required rear yard, etc.)
- In some residential zoning districts, including a community facility can increase the FAR.

Inclusionary Housing

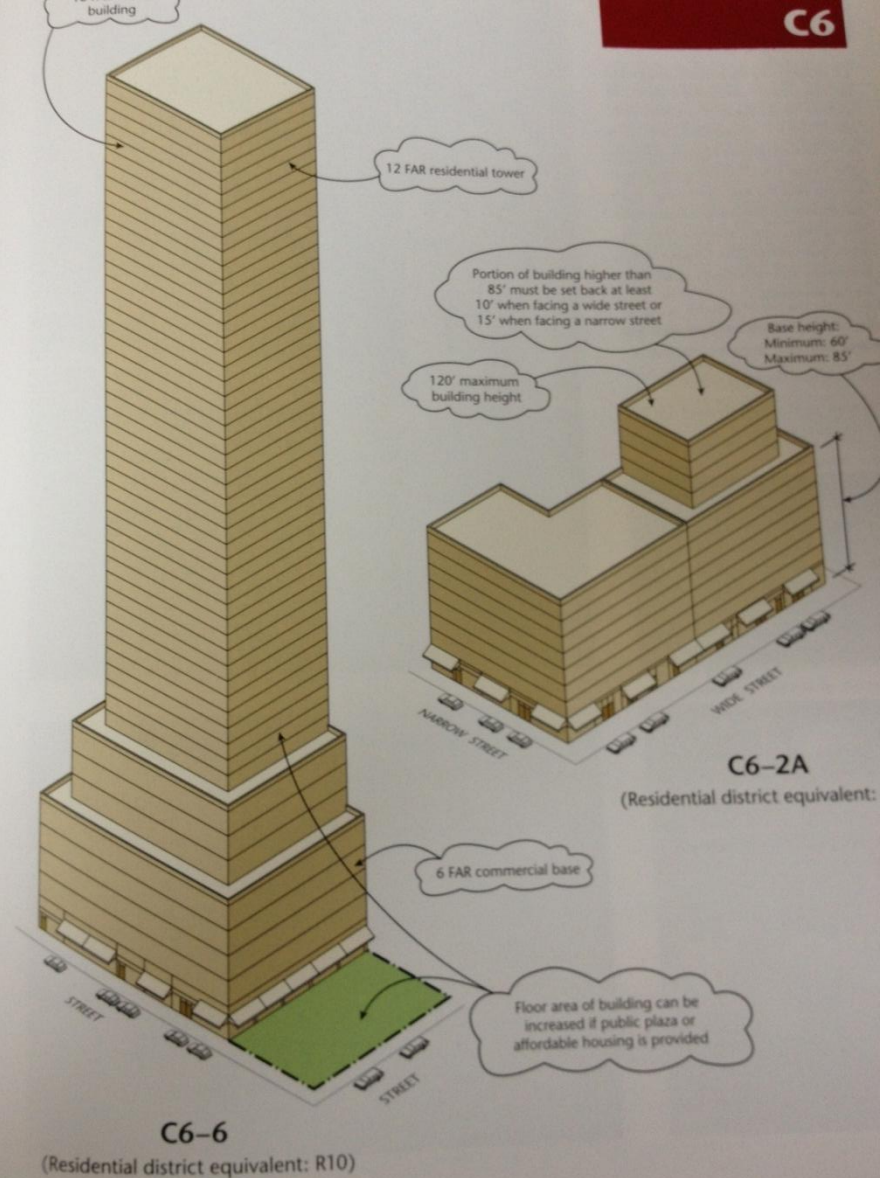
- Soon to be mandatory program in some neighborhoods
- In current designated areas, a bonus of 33% of floor area for providing 20% affordable housing.

Commercial Zoning

C1 & C2 Overlays



C6



Manufacturing Zoning

- Light, Medium and Heavy
- Special Mixed Use Districts (MX) – allow residential and light manufacturing uses side-by-side or within the same building

And Dozens of Special Districts...

- Ocean Parkway, Brooklyn: regulates depth of front yard, unobstructed by porches or stairs. Only drive and walkways can be paved.
- South Richmond, SI: Mandates tree preservation and open space.

Role of City Planning Commission and Board of Standards and Appeals

- **Planning Commission:** Carl Weisbrod is Chair. Reviews rezonings
- **Board of Standards and Appeals:** reviews and decides applications for variances and special permits, as empowered by the Zoning Resolution, and applications for appeals from property owners whose proposals have been denied by the City's Departments of Buildings, Fire or Business Services.

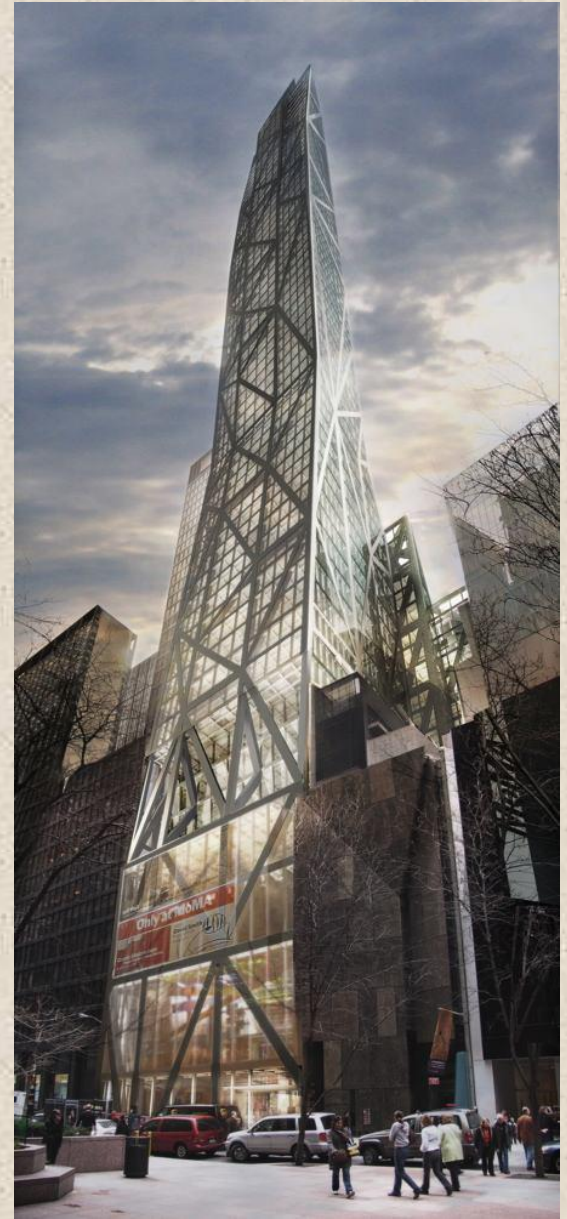
Jamaica Hill

- Aims to maintain the neighborhood's prevailing character and ensure that new residential development fits the context and scale of the area's existing housing mix. Although the area is typically developed with, one- and two-family detached homes (84% of the residential lots), the existing R3-2, R4 and R5 zoning permits housing of all types, including multi-family apartment buildings and attached row houses.
- **Proposed Zoning**
DCP proposes to rezone the area from R3-2, R4 and R5 districts to contextual R3X and R4A districts.
- The proposed R3X and R4A districts would limit new residential development to one- and two-family detached residences. For example, the R3X zone would allow a maximum floor area ratio (FAR) of 0.6 and require new houses to have a minimum lot width of 35 feet.

74-711 and Zoning Lot Mergers



Completed 1914



1050 feet

108 East 96th
Street -
Never Give
Up!





Questions?