

HOUSING NEW YORK: Zoning for Quality and Affordability

CONTEXTUAL MASSING DIAGRAMS

Basic Height Limit Changes

Applicable to all residential development in moderate and high density R5D-R10A zoning districts and their commercial district equivalents

NOTE: Numbers adjacent to the dashed height datums in the diagrams are existing and proposed maximum base heights and building heights. Numbers in the bubbles are those achieved in the hypothetical massing.

Basic Height Limit Changes

		Basic Modifications	
	Existing Maximum Building Height	Proposed (stories)	Height Difference
R5D	40'	45' (4)	5'
R6B	50'	55' (5)	5'
R6A	70'	75' (7)	5'
R7B	75'	75' (7)	0' *
R7A	80'	85' (8)	5'
R7D	100'	105' (10)	5'
R7X	125'	125' (12)	0'
R8B	75'	75' (7)	0'*
R8A	120'	125' (12)	5'
R8X	150'	155' (15)	5'
R9A (narrow street)	135'	145' (14)	10'
R9A (wide street)	145'	155' (15)	10'
R9X	160'	175' (17)	15'
R10A (narrow street)	185'	195' (19)	10'
R10A (wide)	210'	215' (21)	5'

*Since no height change is proposed for R7B and R8B districts, no massing diagram is included

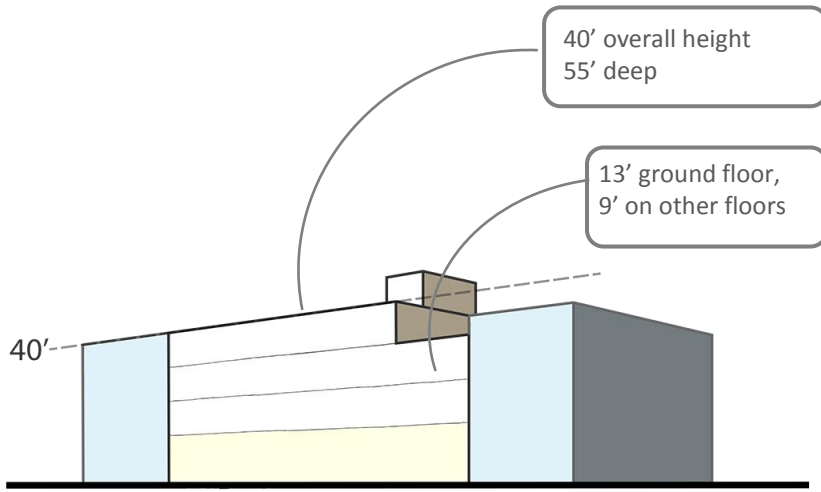
R5D Districts – Basic Height Limit Changes

Existing envelope can accommodate permitted FAR, but only with minimal articulation and sub-optimal floor to floor heights.

Permitted FAR: **2.0**
Achieved FAR: **2.0**

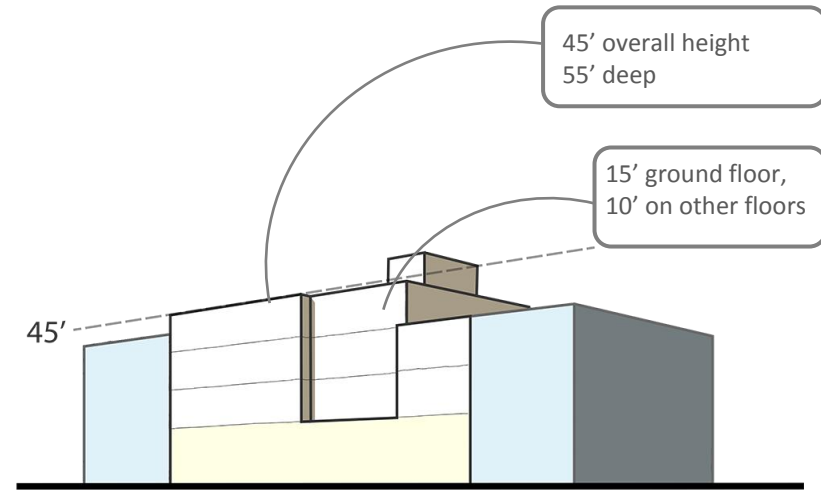
With allowance for an additional 5', the proposed envelope can accommodate the permitted FAR and has room for best practice floor to floor heights and building depths.

Permitted FAR: **2.0**
Achieved FAR: **2.0**



Existing R5D envelope on wide street, interior lot

Existing



Proposed R5D envelope on wide street, interior lot

Proposed

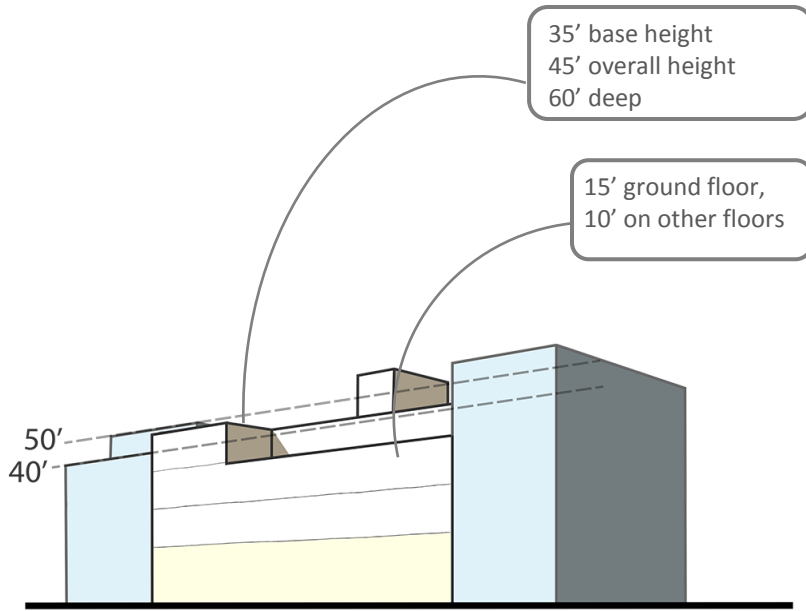
R6B Districts – Basic Height Limit Changes

Existing envelope can accommodate permitted FAR, but only with minimal articulation.

Permitted FAR: **2.0**
Achieved FAR: **2.0**

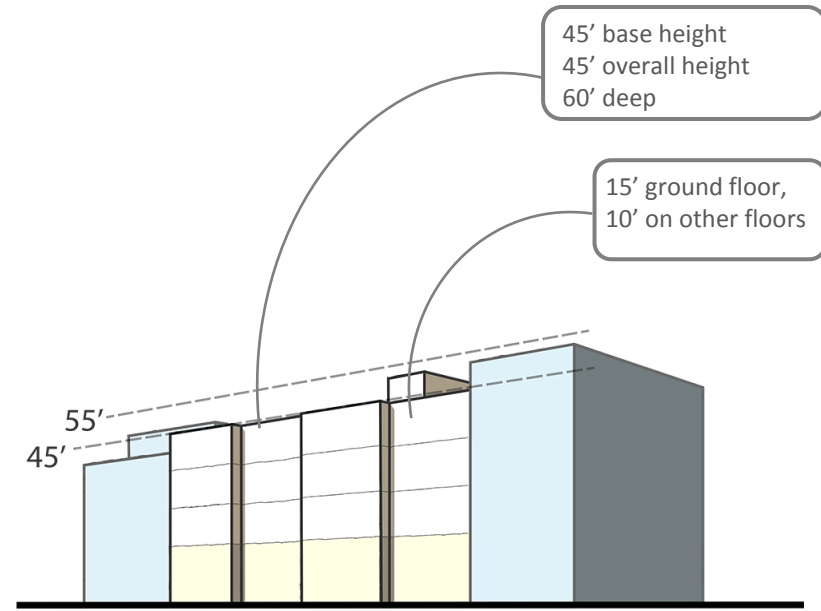
With allowance for an additional 5', the proposed envelope can accommodate the permitted FAR and has room for articulation, and best practice floor to floor heights and building depths.

Permitted FAR: **2.0**
Achieved FAR: **2.0**



Existing R6B envelope on narrow street, interior lot

Existing



Proposed R6B envelope on narrow street, interior lot

Proposed

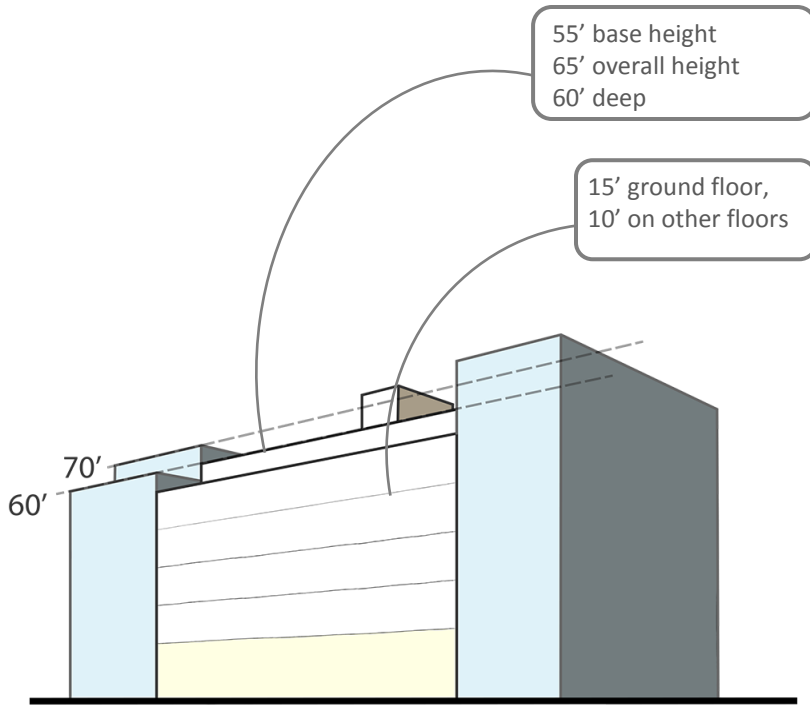
R6A Districts – Basic Height Limit Changes

Existing envelope can accommodate permitted FAR, but only with minimal articulation.

Permitted FAR: **3.0**
Achieved FAR: **3.0**

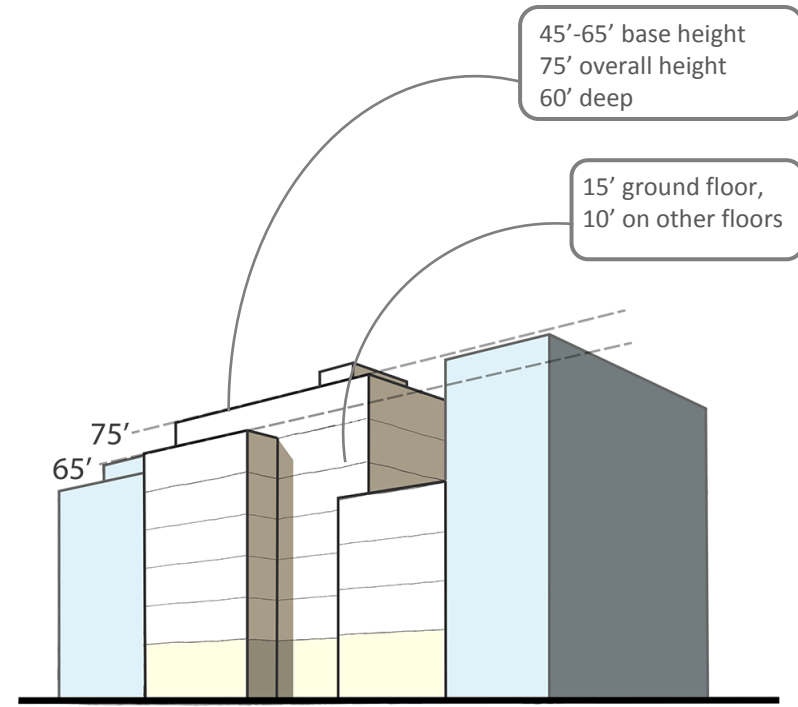
With allowance for an additional 5', the proposed envelope can accommodate the permitted FAR and has room for articulation, and best practice floor to floor heights and building depths.

Permitted FAR: **3.0**
Achieved FAR: **3.0**



Existing R6A envelope on narrow street, interior lot

Existing



Proposed R6A envelope on narrow street, interior lot

Proposed

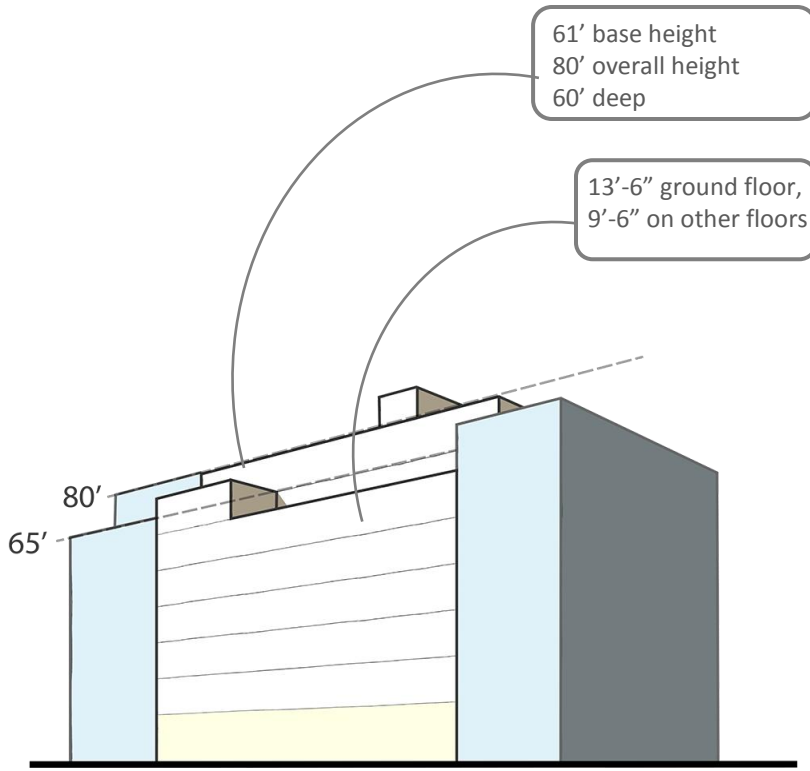
R7A Districts – Basic Height Limit Changes

Existing envelope can accommodate permitted FAR, but only with minimal articulation and sub-optimal floor to floor heights.

Permitted FAR: **4.0**
Achieved FAR: **4.0**

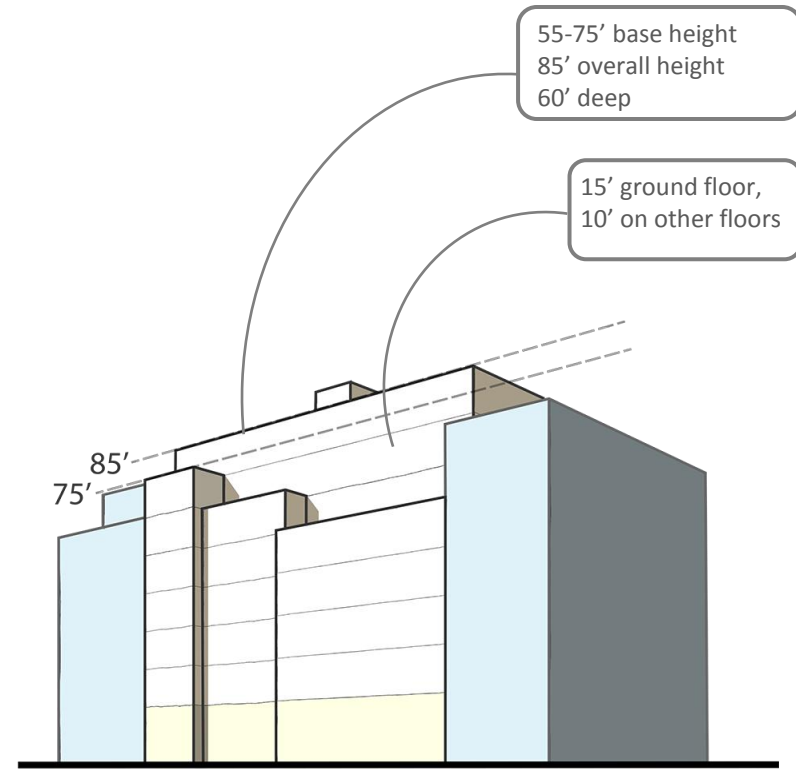
With allowance for an additional 5', the proposed envelope can accommodate the permitted FAR and has room for articulation, and best practice floor to floor heights and building depths.

Permitted FAR: **4.0**
Achieved FAR: **4.0**



Existing R7A envelope on narrow street, interior lot

Existing



Proposed R7A envelope on narrow street, interior lot

Proposed

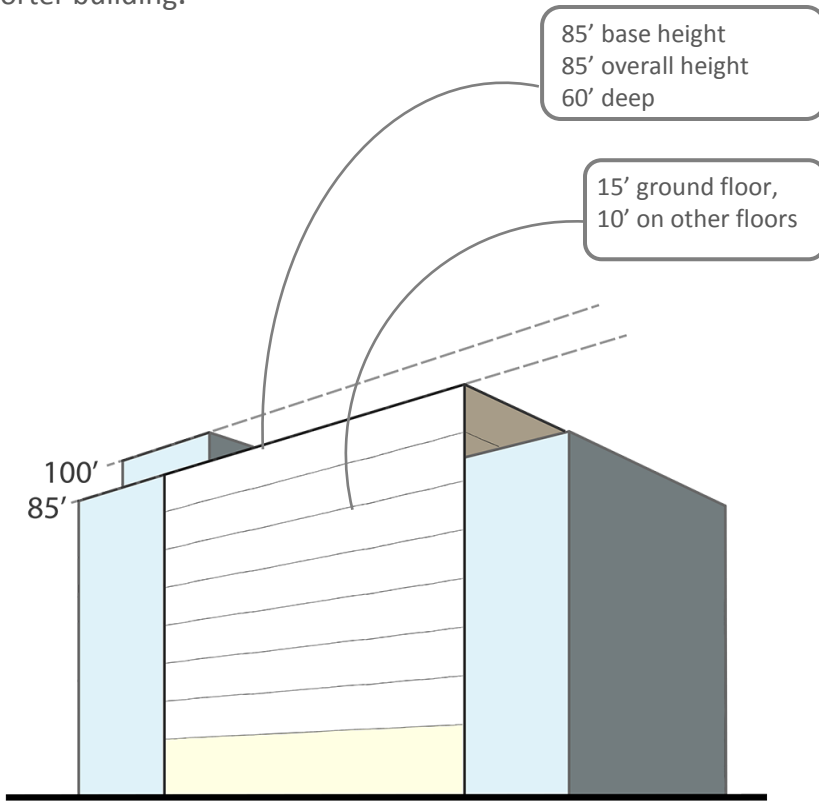
R7D Districts – Basic Height Limit Changes

Existing envelope can accommodate permitted FAR, and has room for articulation and best practice floor to floor heights. Envelope also has the flexibility to provide little articulation and a shorter building.

Permitted FAR: **4.2**
Achieved FAR: **4.2**

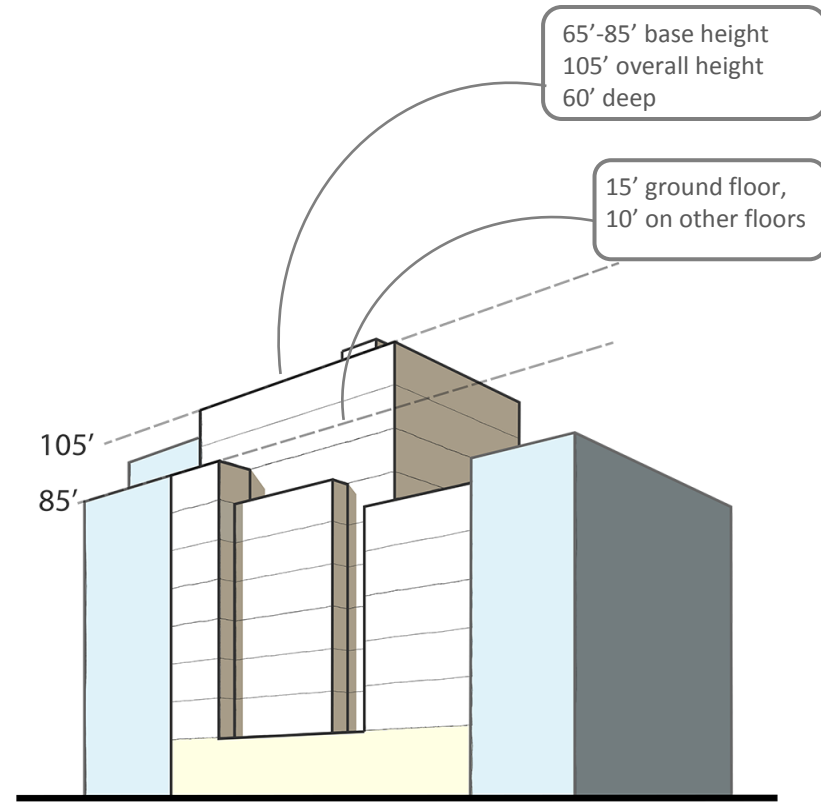
With allowance for an additional 5', the proposed envelope can continue to accommodate the permitted FAR and has an envelope consistent with best practice floor to floor heights.

Permitted FAR: **4.2**
Achieved FAR: **4.2**



Existing R7D envelope on narrow street, interior lot

Existing



Proposed R7D envelope on narrow street, interior lot

Proposed

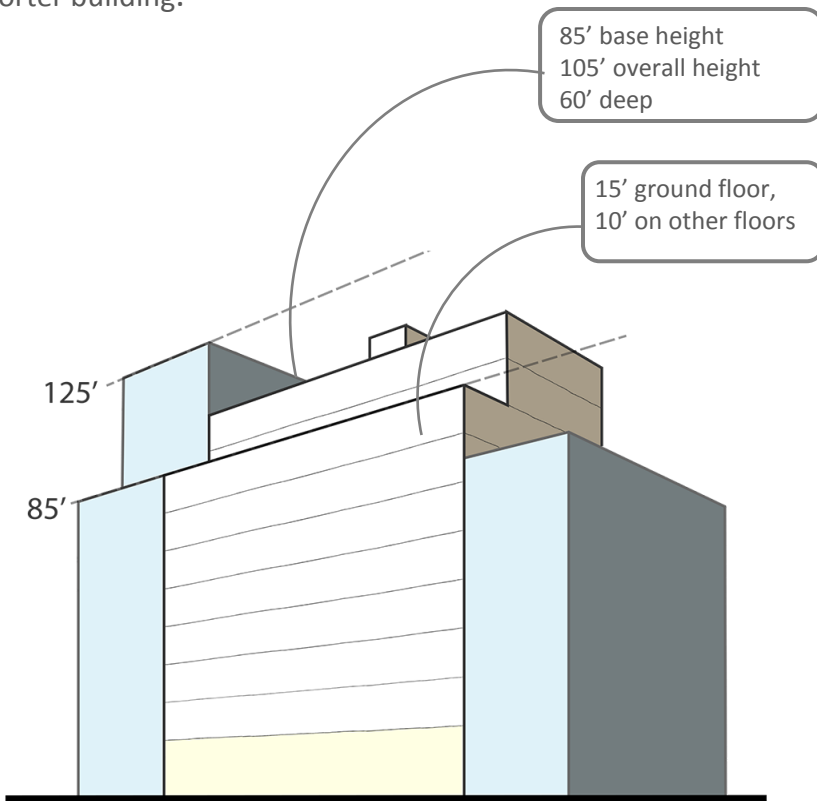
R7X Districts – Basic Height Limit Changes

Existing envelope can accommodate permitted FAR, and has room for articulation and best practice floor to floor heights. Envelope also has the flexibility to provide little articulation and a shorter building.

Permitted FAR: **5.0**
Achieved FAR: **5.0**

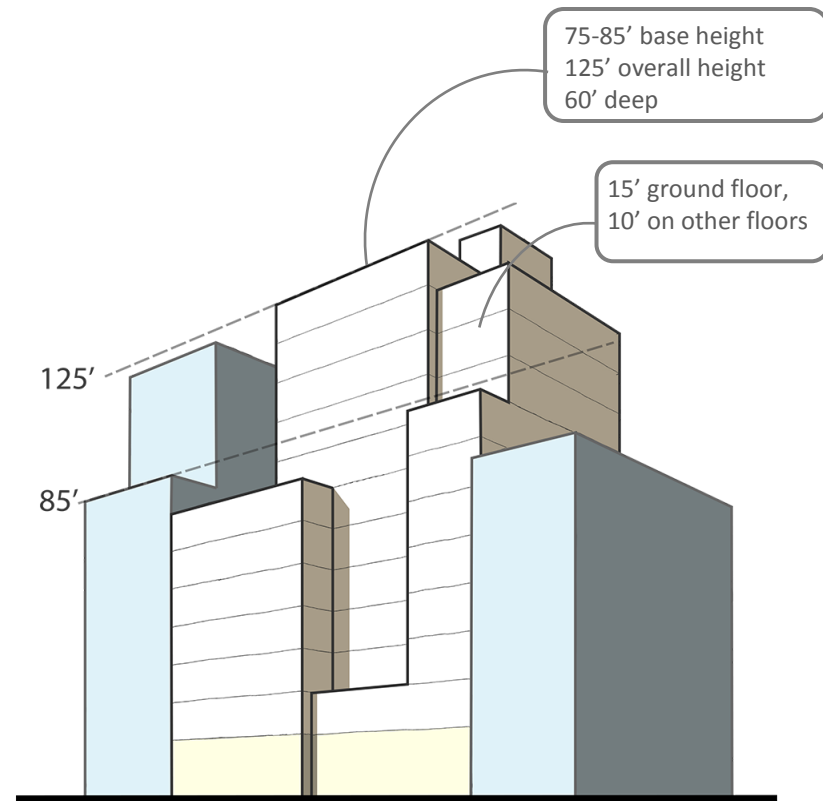
The current envelope can accommodate the permitted FAR and has room for articulation, and best practice floor to floor heights and building depths.

Permitted FAR: **5.0**
Achieved FAR: **5.0**



Existing R7X envelope on narrow street, interior lot

Existing



Proposed R7X envelope on narrow street, interior lot

Proposed

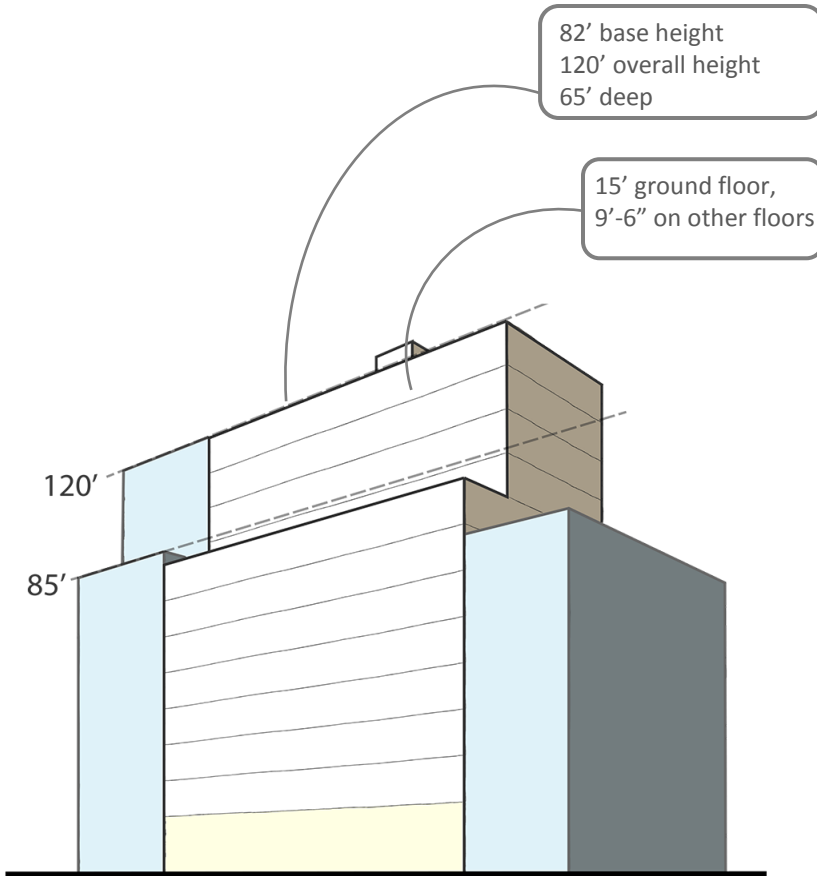
R8A Districts – Basic Height Limit Changes

Existing envelope can accommodate permitted FAR, but only with sub-optimal floor to floor heights.

Permitted FAR: **6.02**
Achieved FAR: **6.02**

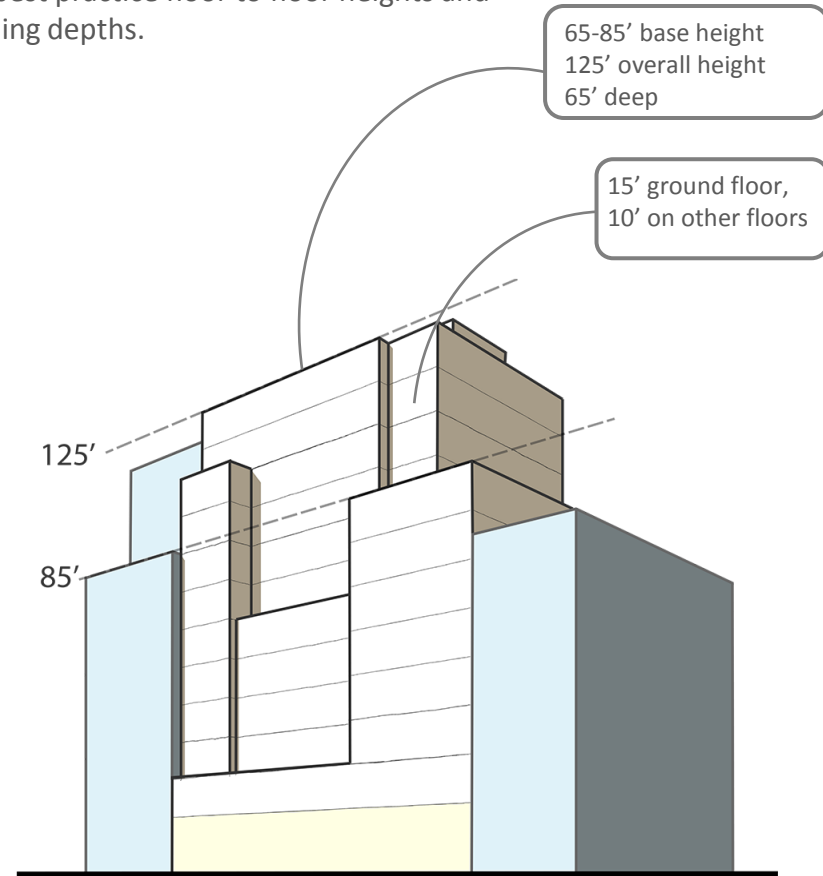
With allowance for an additional 5', the proposed envelope can accommodate the permitted FAR and has room for articulation, and best practice floor to floor heights and building depths.

Permitted FAR: **6.02**
Achieved FAR: **6.02**



Existing R8A envelope on narrow street, interior lot

Existing



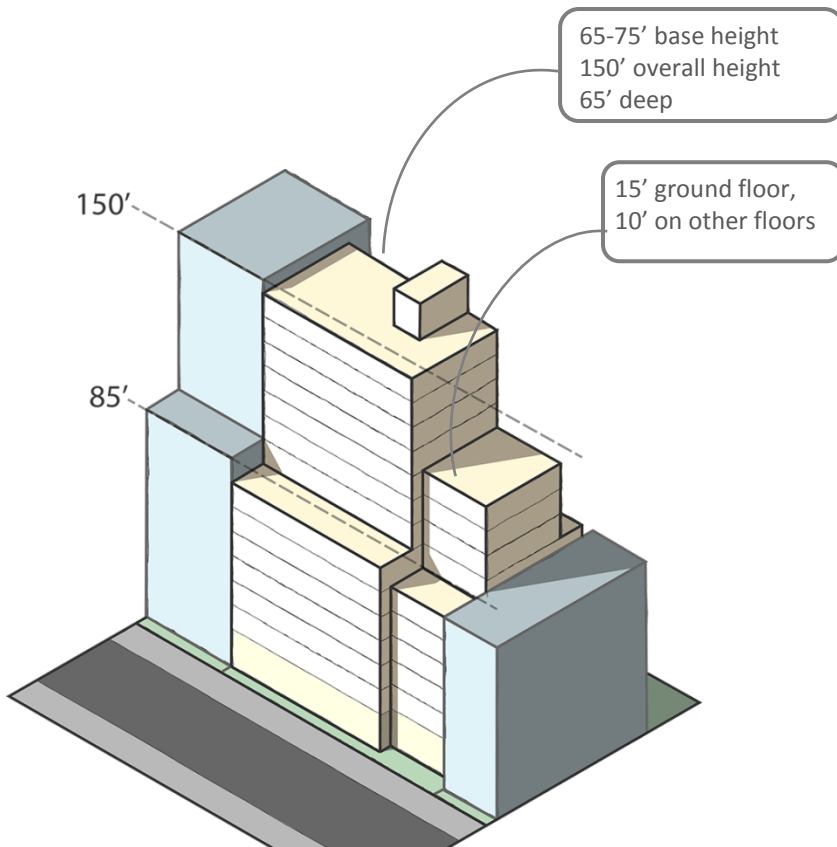
Proposed R8A envelope on narrow street, interior lot

Proposed

R8X Districts – Basic Height Limit Changes

Existing envelope can accommodate permitted FAR, and has room for articulation, and best practice floor to floor heights and building depths.

Permitted FAR: **6.02**
Achieved FAR: **6.02**

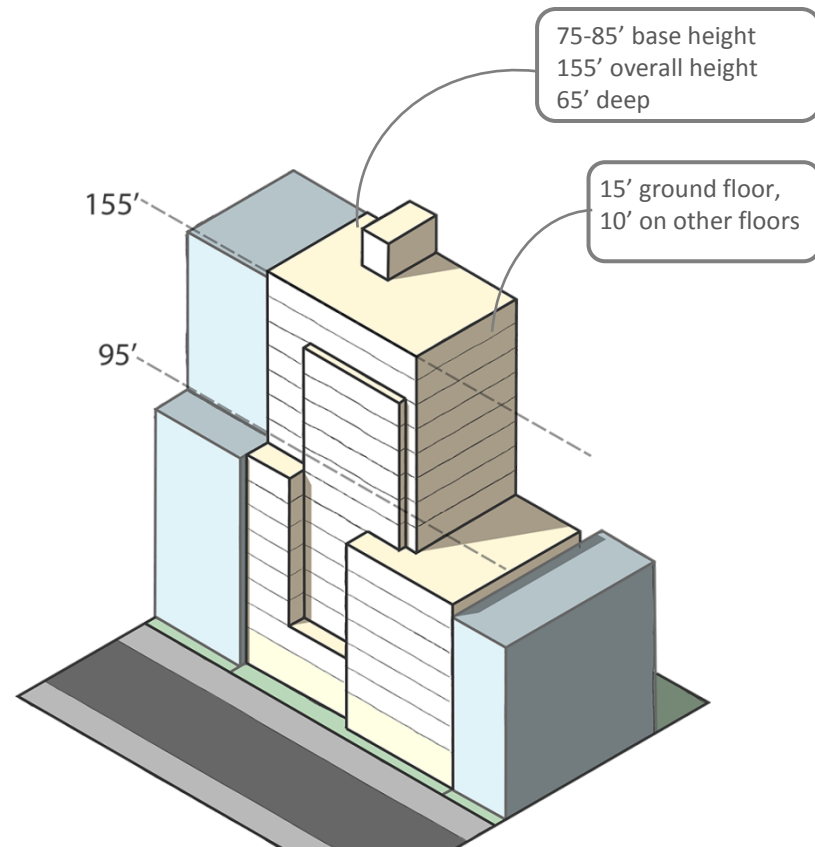


Existing R8X envelope on narrow street, interior lot

Existing

With allowance for an additional 5', the proposed envelope can continue to accommodate the permitted FAR and has an envelope consistent with best practice floor to floor heights to floor heights.

Permitted FAR: **6.02**
Achieved FAR: **6.02**



Proposed R8X envelope on narrow street, interior lot

Proposed

R9A Districts – Basic Height Limit Changes

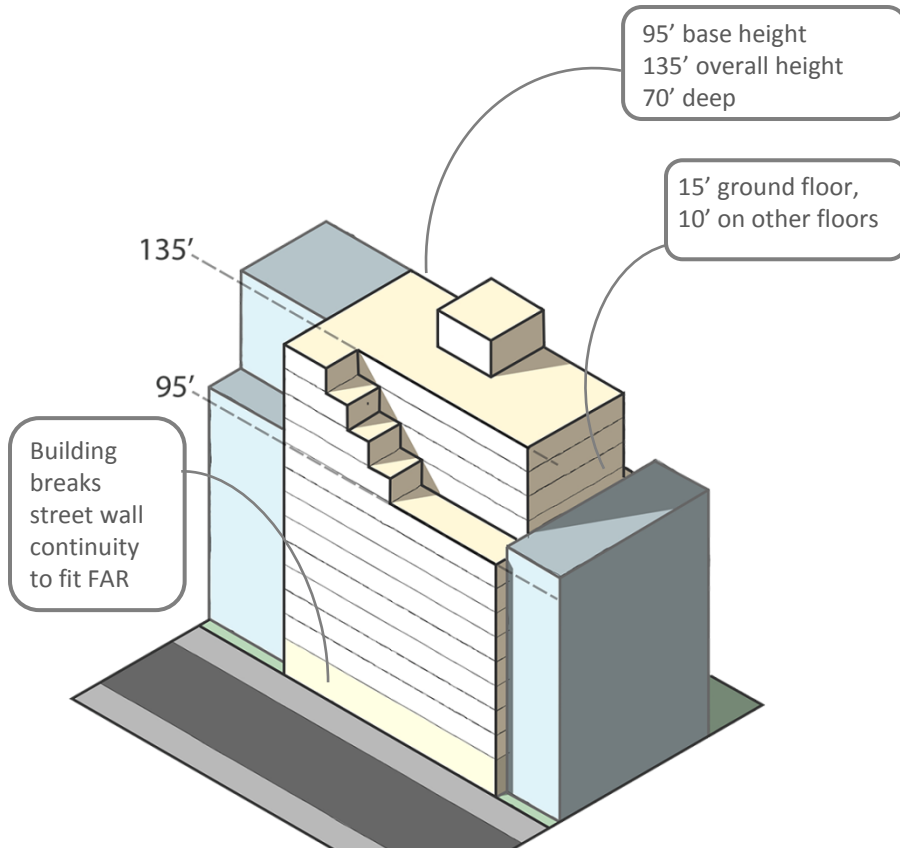
Narrow street

Existing envelope can accommodate permitted FAR, but only with minimal articulation and sub-optimal building depth.

Permitted FAR: 7.52
Achieved FAR: 7.52

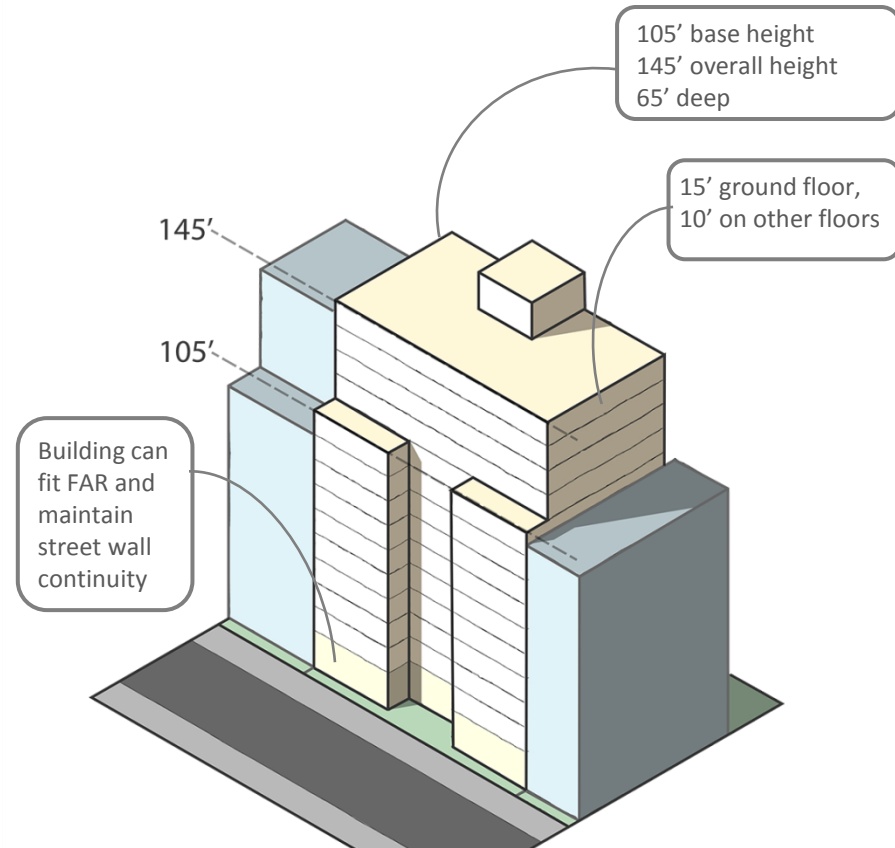
With allowance for an additional 10', the proposed envelope can accommodate the permitted FAR and has room for articulation, and best practice floor to floor heights and building depths.

Permitted FAR: 7.52
Achieved FAR: 7.52



Existing R9A envelope on narrow street, interior lot

Existing



Proposed R9A envelope on narrow street, interior lot

Proposed

R9A Districts – Basic Height Limit Changes

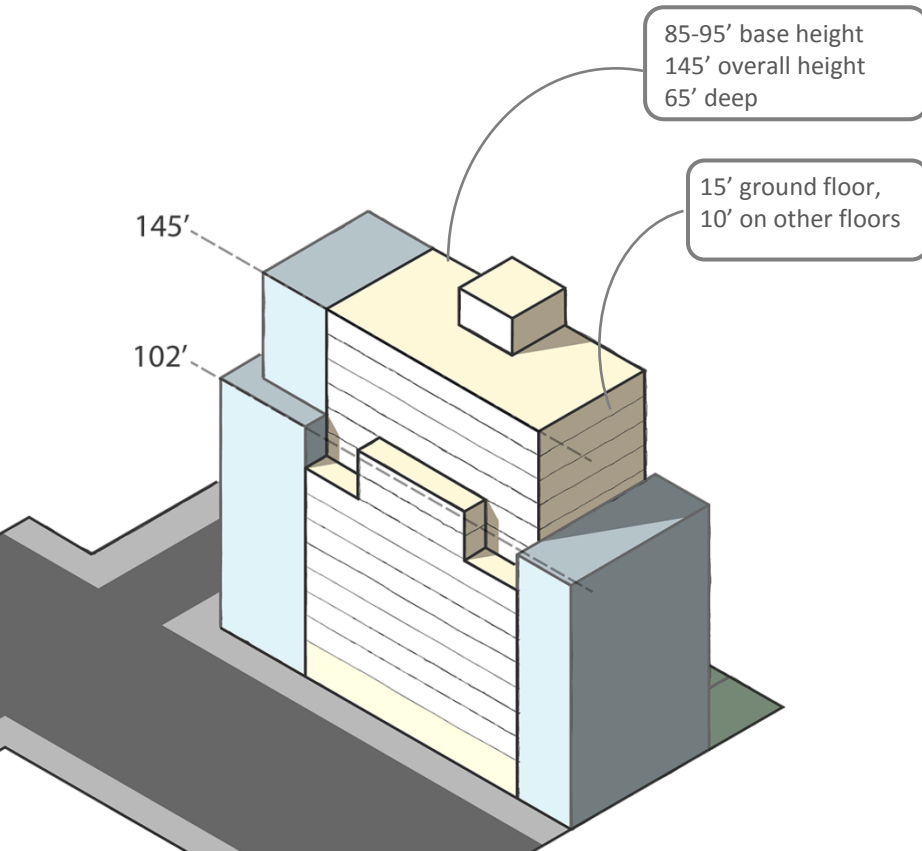
Wide street

Existing envelope can accommodate permitted FAR, but only with minimal articulation.

Permitted FAR: **7.52**
Achieved FAR: **7.52**

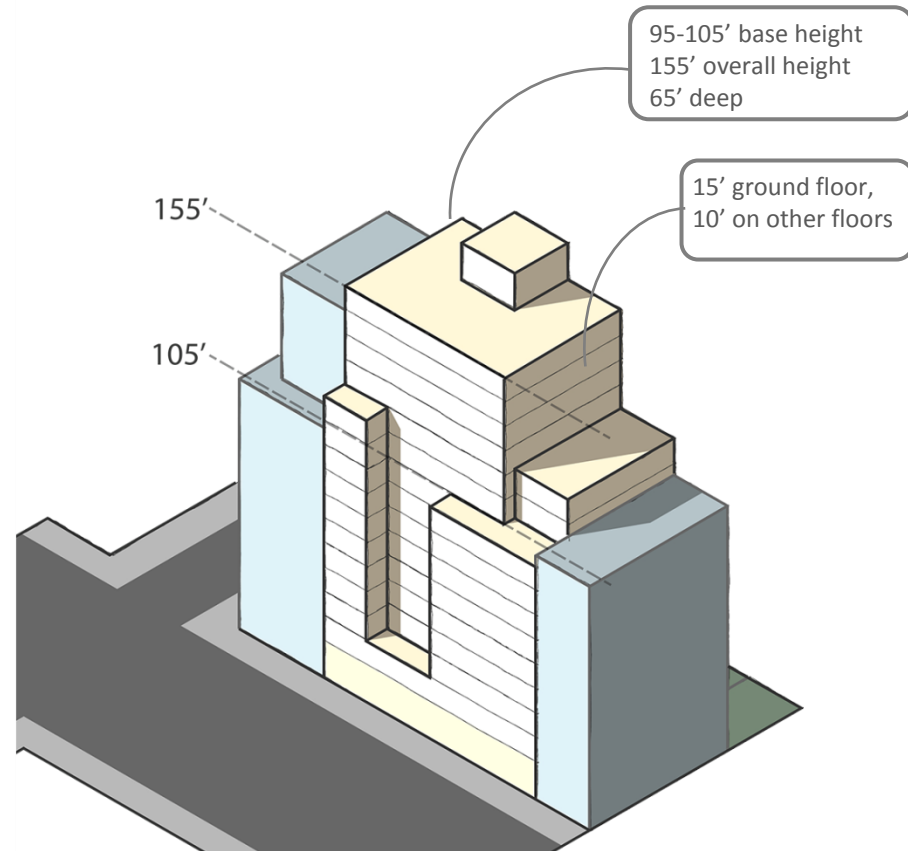
With allowance for an additional 10', the proposed envelope can accommodate the permitted FAR and has room for articulation, and best practice floor to floor heights and building depths.

Permitted FAR: **7.52**
Achieved FAR: **7.52**



Existing R9A envelope on wide street, interior lot

Existing



Proposed R9A envelope on wide street, interior lot

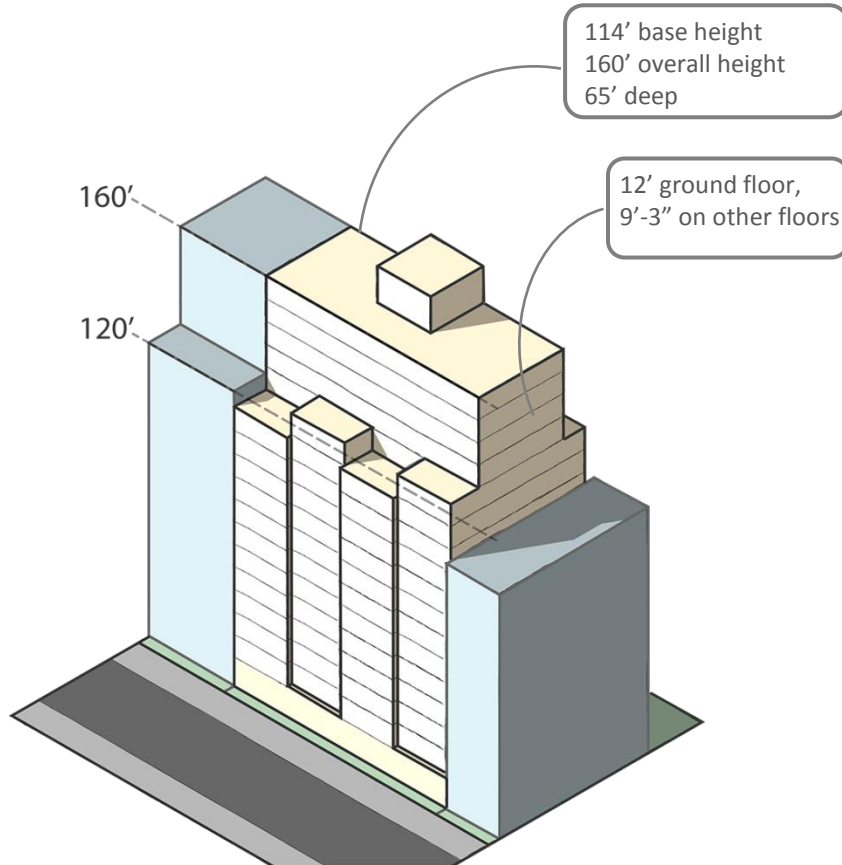
Proposed

R9X Districts – Basic Height Limit Changes

Narrow street

Existing envelope can accommodate permitted FAR, but only with limited articulation and sub-optimal floor to floor heights.

Permitted FAR: **9.0**
Achieved FAR: **9.0**

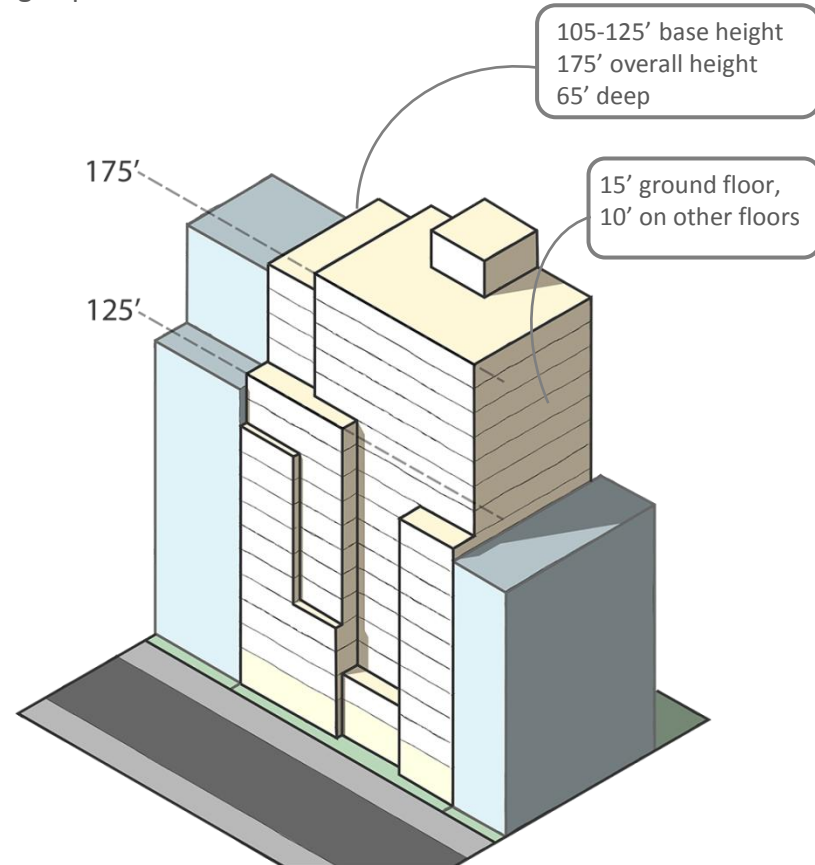


Existing R9X envelope on narrow street, interior lot

Existing

With allowance for an additional 15', the proposed envelope can accommodate the permitted FAR and has room for articulation, and best practice floor to floor heights and building depths.

Permitted FAR: **9.0**
Achieved FAR: **9.0**



Proposed R9X envelope on narrow street, interior lot

Proposed

R9X Districts – Basic Height Limit Changes

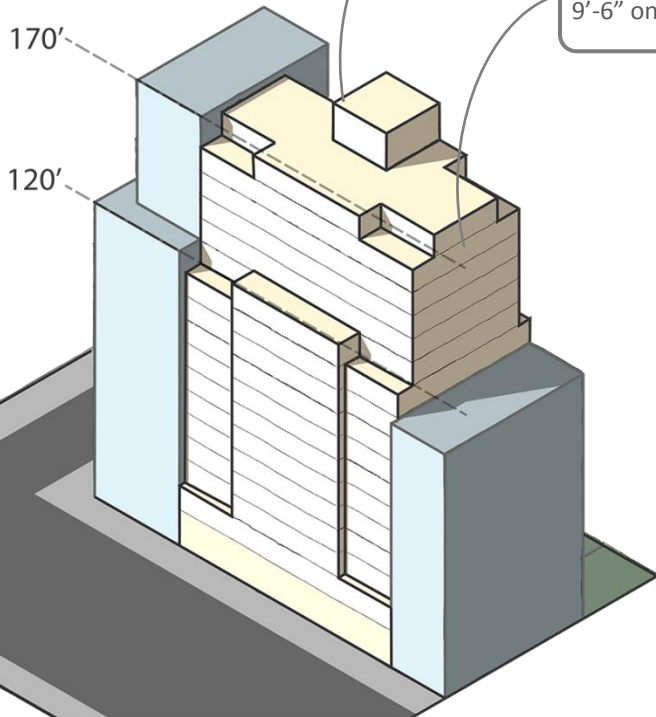
Wide street

Existing envelope can accommodate permitted FAR, but only with limited articulation and sub-optimal floor to floor heights.

Permitted FAR: **9.0**
Achieved FAR: **9.0**

110'-120' base height
167' overall height
65' deep

15' ground floor,
9'-6" on other floors



Existing R9X envelope on wide street, interior lot

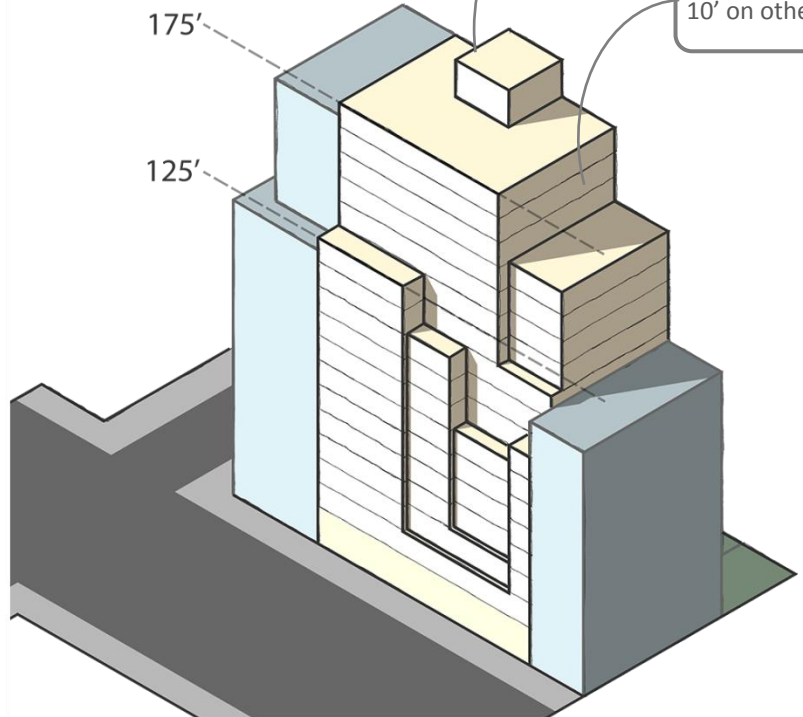
Existing

With allowance for an additional 5', the proposed envelope can accommodate the permitted FAR and has room for articulation, and best practice floor to floor heights and building depths.

Permitted FAR: **9.0**
Achieved FAR: **9.0**

105'-125' base height
175' overall height
65' deep

15' ground floor,
10' on other floors



Proposed R9X envelope on wide street, interior lot

Proposed

R10A Districts – Basic Height Limit Changes

Narrow street

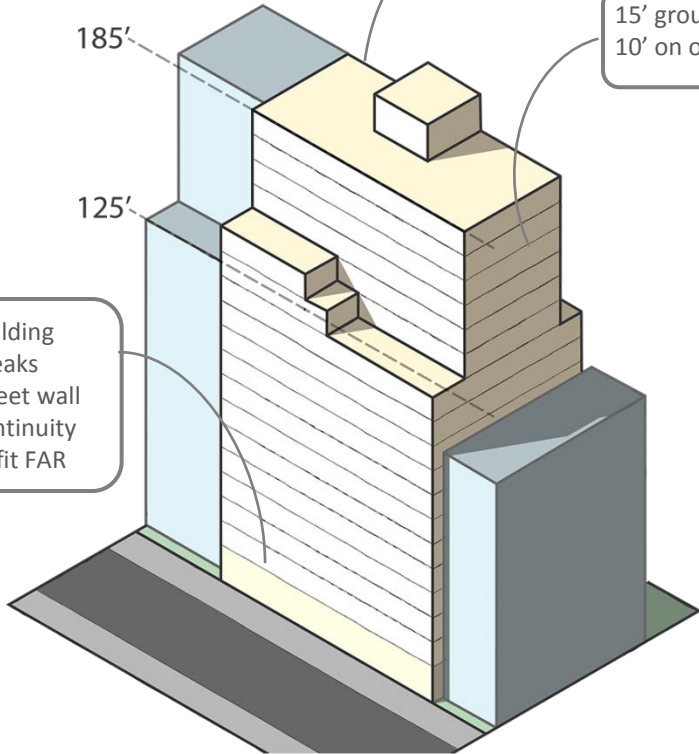
Existing envelope can accommodate permitted FAR, but only with minimal articulation and sub-optimal building depth.

Permitted FAR: **10.0**
Achieved FAR: **10.0**

125' base height
185' overall height
70' deep

15' ground floor,
10' on other floors

Building breaks street wall continuity to fit FAR



Existing R10A envelope on narrow street, interior lot

Existing

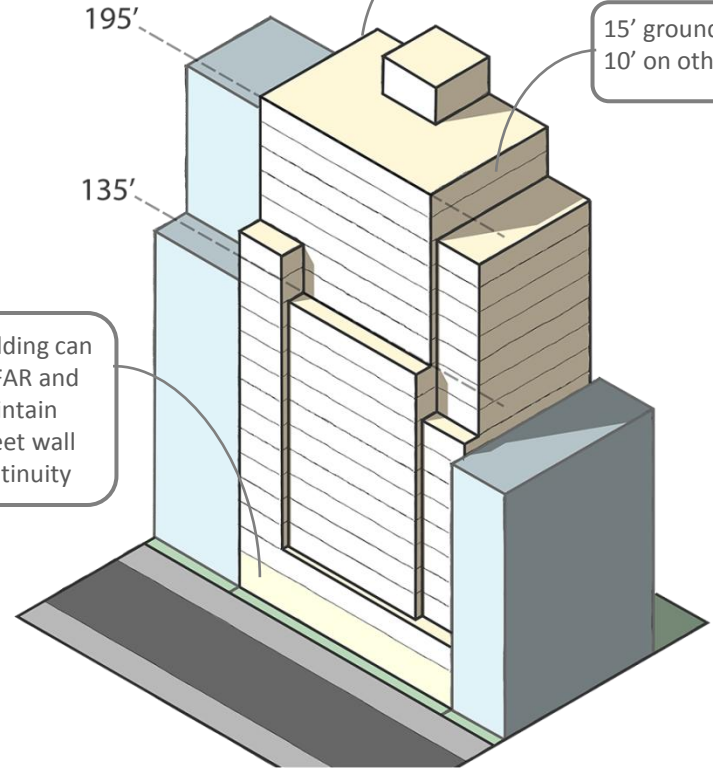
With allowance for an additional 10', the proposed envelope can accommodate the permitted FAR and has room for articulation, and best practice floor to floor heights and building depths.

Permitted FAR: **10.0**
Achieved FAR: **10.0**

105-125' base height
195' overall height
65' deep

15' ground floor,
10' on other floors

Building can fit FAR and maintain street wall continuity



Proposed R10A envelope on narrow street, interior lot

Proposed

R10A Districts – Basic Height Limit Changes

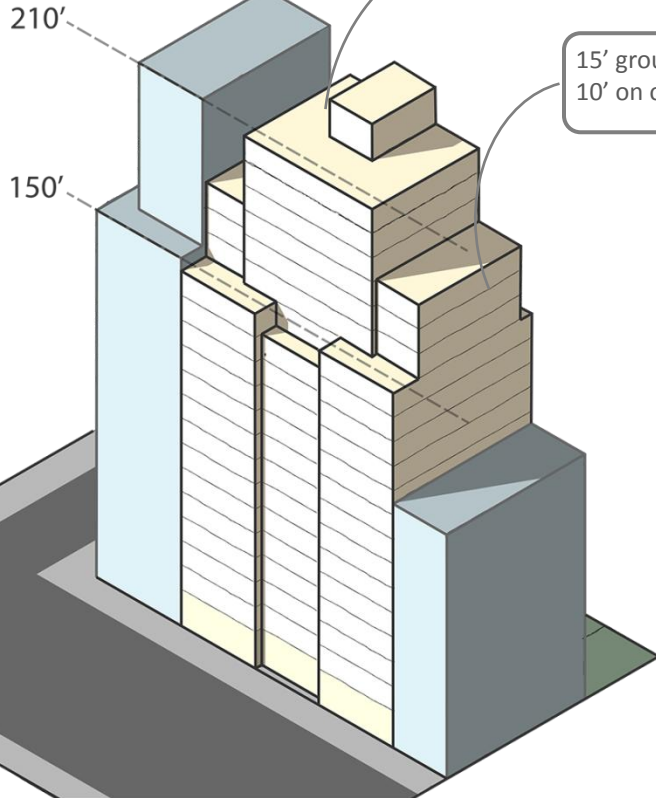
Wide street

Existing envelope can accommodate permitted FAR, and has room for articulation and best practice floor to floor heights.

Permitted FAR: **10.0**
Achieved FAR: **10.0**

145' base height
205' overall height
65' deep

15' ground floor,
10' on other floors



Existing R10A envelope on wide street, interior lot

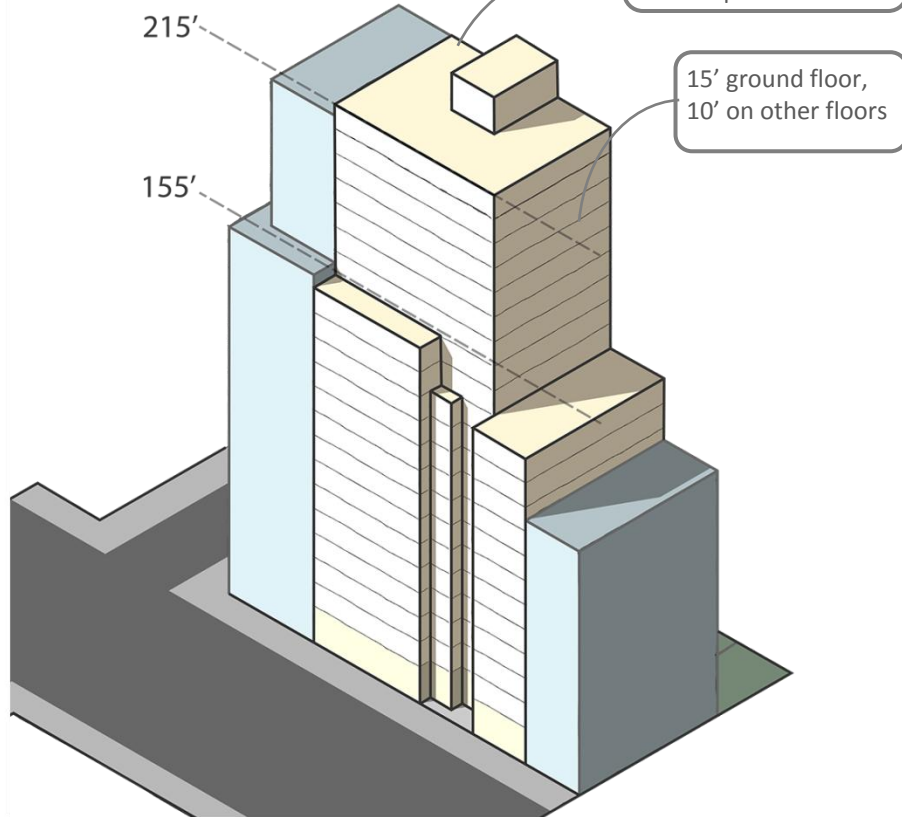
Existing

With allowance for an additional 5', the proposed envelope can continue to accommodate the permitted FAR and has an envelope consistent with best practice floor to floor heights.

Permitted FAR: **10.0**
Achieved FAR: **10.0**

125-145' base height
215' overall height
65' deep

15' ground floor,
10' on other floors



Proposed R10A envelope on wide street, interior lot

Proposed

Additional Flexibility for Inclusionary Housing (IH) and Affordable Senior Housing

Applicable to inclusionary and affordable senior housing development in designated moderate and high density R6B-R10A zoning districts and their commercial district equivalents

NOTE: Numbers adjacent to the dashed height datums in the diagrams are existing and proposed maximum base heights and building heights. Numbers in the bubbles are those achieved in the hypothetical massing.

Additional Flexibility for IH and Senior Housing

		IH and Senior Modifications	
Zoning District	Basic Modifications (stories)	Proposed (stories)	Height Difference (stories)
R6B	55' (5)	55' (5)	0' (0)
R6A	75' (7)	85' (8)	10' (1)
R7B	75' (7)	75' (7)	0' (0)*
R7A	85' (8)	105' (10)	20' (2)
R7D	105' (10)	125' (12)	20' (2)
R7X	125' (12)	145' (14)	20' (2)
R8B	75' (7)	75' (7)	0' (0)*
R8A	125' (12)	145' (14)	20' (2)
R8X	155' (15)	175' (17)	20' (2)
R9A (narrow street)	145' (14)	175' (17)	30' (3)
R9A (wide street)	155' (15)	175' (17)	20' (2)
R9X	175' (17)	205' (20)	30' (3)
R10A (narrow street)	195' (19)	235' (23)	40' (4)
R10A (wide)	215' (21)	235' (23)	20' (2)

*Since no height change is proposed for R7B and R8B districts, no massing diagram is included

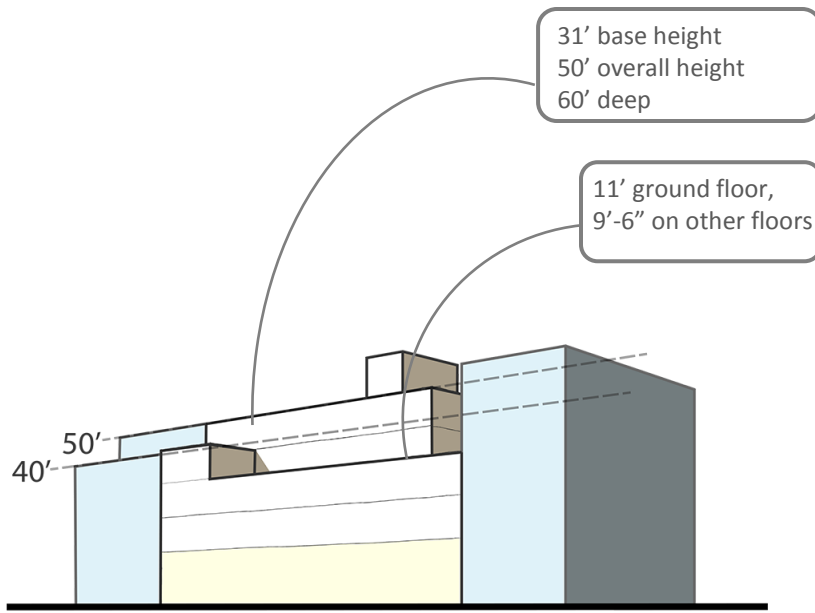
R6B Districts – IH and Senior Housing

Existing envelope can accommodate permitted FAR, but only with minimal façade articulation and sub-optimal floor to floor heights.

Permitted FAR: **2.2**
Achieved FAR: **2.2**

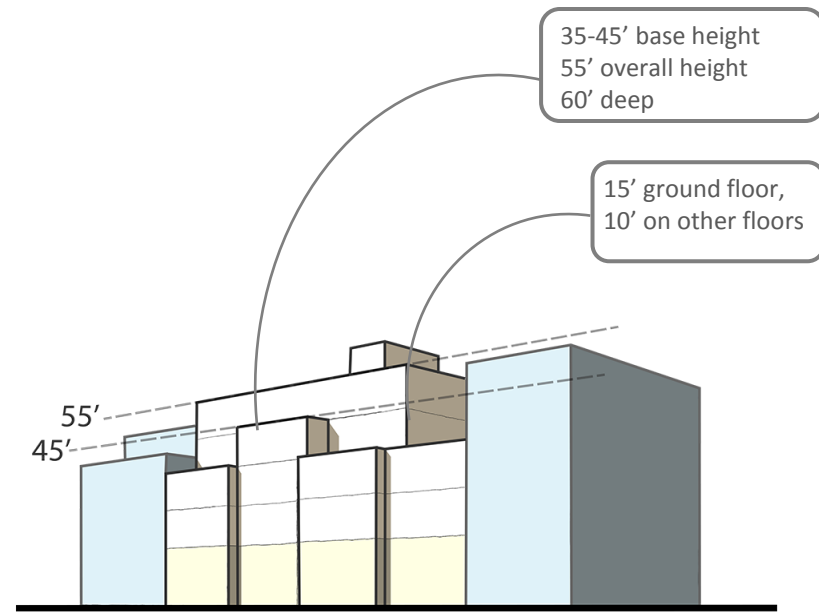
With the basic modifications, the proposed envelope can accommodate the permitted FAR and has room for articulation, and best practice floor to floor heights and building depths.

Permitted FAR: **2.2**
Achieved FAR: **2.2**



Existing R6B envelope on narrow street, interior lot

Existing



Proposed R6B envelope on narrow street, interior lot

Proposed

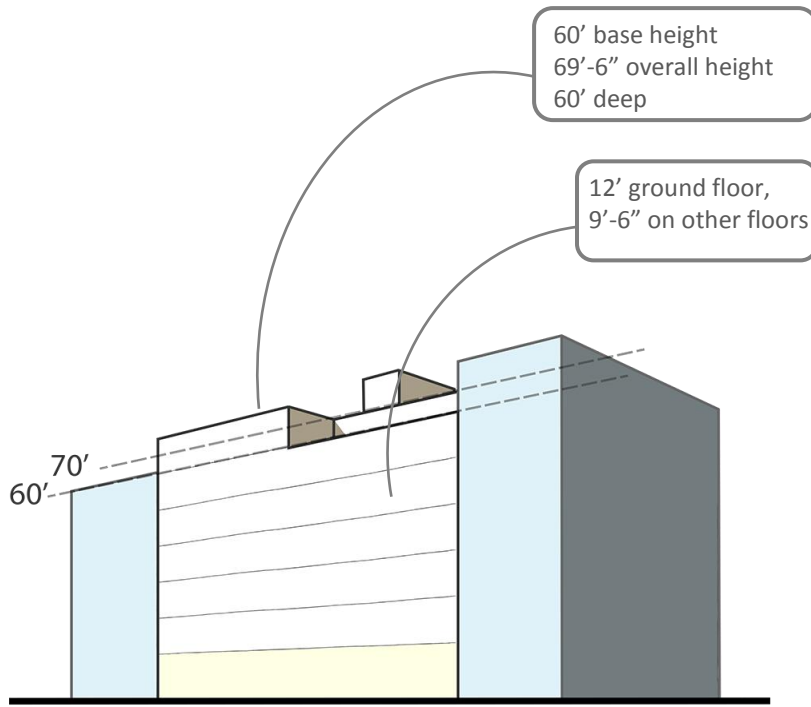
R6A Districts – IH and Senior Housing

Existing envelope can accommodate permitted FAR, but only with minimal façade articulation and sub-optimal floor to floor heights.

Permitted FAR: **3.6**
Achieved FAR: **3.6**

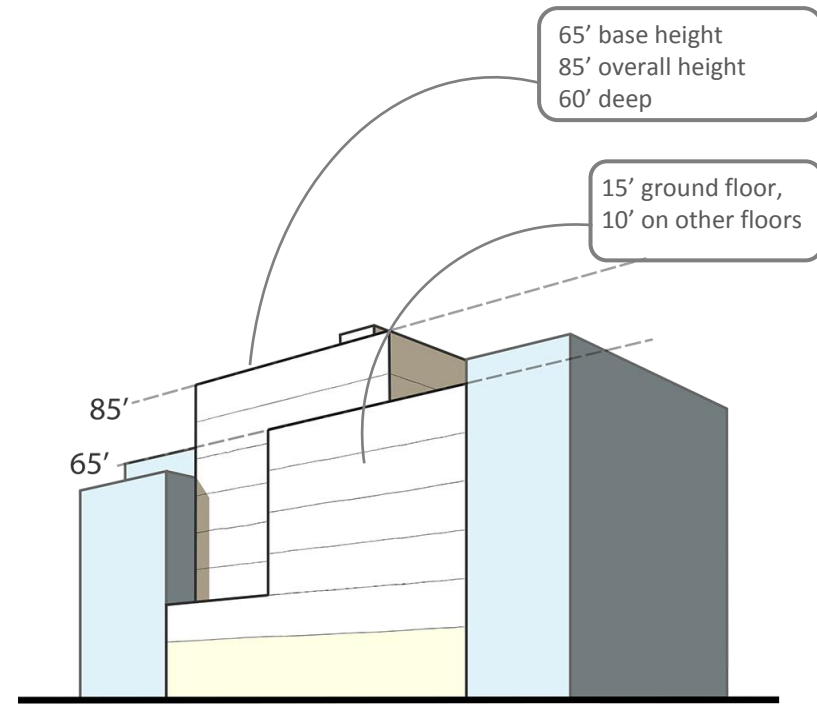
With allowance for an additional 1 story (10') over basic modifications, the proposed envelope can accommodate the permitted FAR and has room for articulation, and best practice floor to floor heights and building depths.

Permitted FAR: **3.6**
Achieved FAR: **3.6**



Existing R6A envelope on narrow street, interior lot

Existing



Proposed R6A envelope on narrow street, interior lot

Proposed

R7A Districts – IH and Senior Housing

Even with minimal façade articulation and sub-optimal floor to floor heights, the existing envelope is unable to accommodate the permitted FAR .

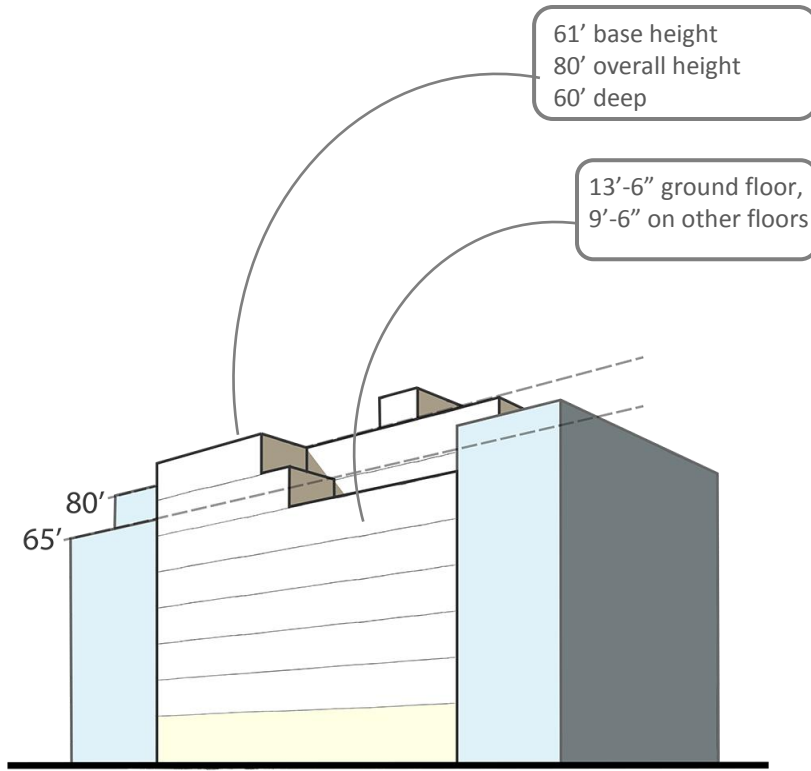
Permitted FAR: **4.6**

Achieved FAR: **4.3**

With allowance for an additional 2 stories (20') over basic modifications, the proposed envelope can accommodate the permitted FAR and has room for articulation, and best practice floor to floor heights and building depths.

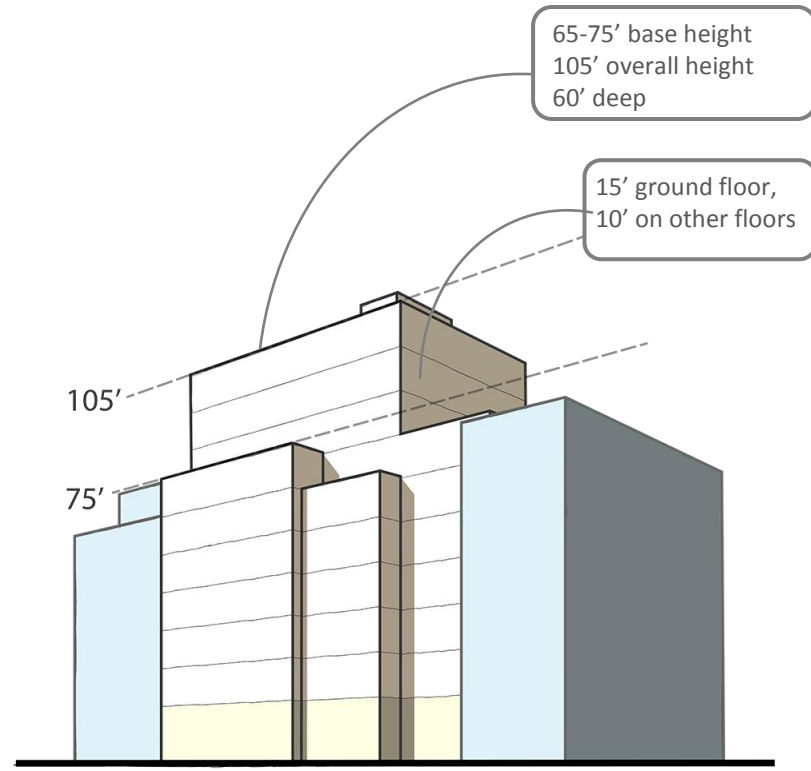
Permitted FAR: **4.6**

Achieved FAR: **4.6**



Existing R7A envelope on narrow street, interior lot

Existing



Proposed R7A envelope on narrow street, interior lot

Proposed

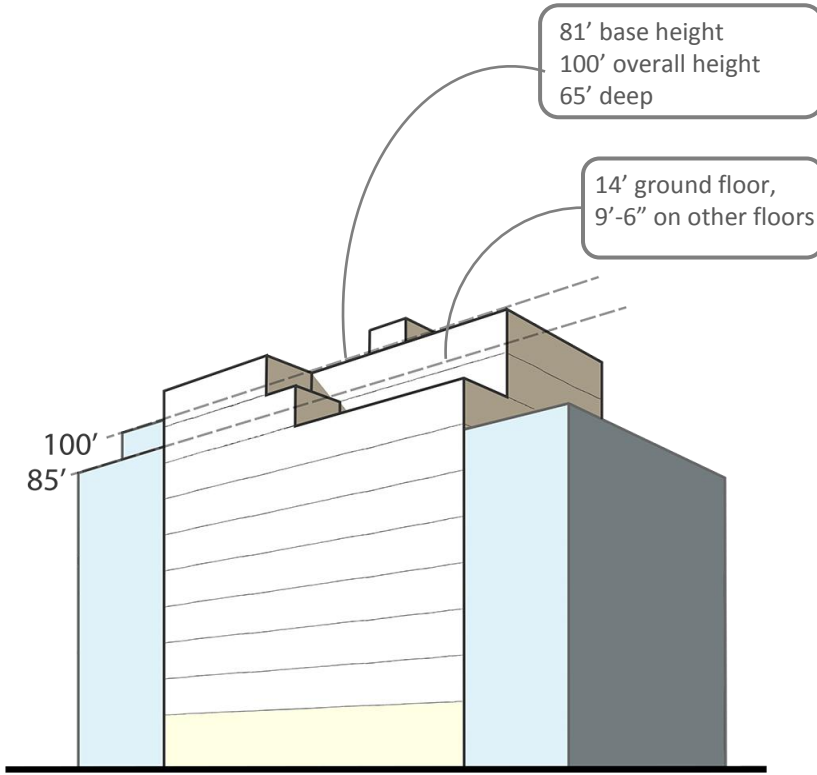
R7D Districts – IH and Senior Housing

Even with minimal façade articulation and sub-optimal floor to floor heights and building depths, the existing envelope is unable to accommodate the permitted FAR .

Permitted FAR: **5.6**
Achieved FAR: **5.5**

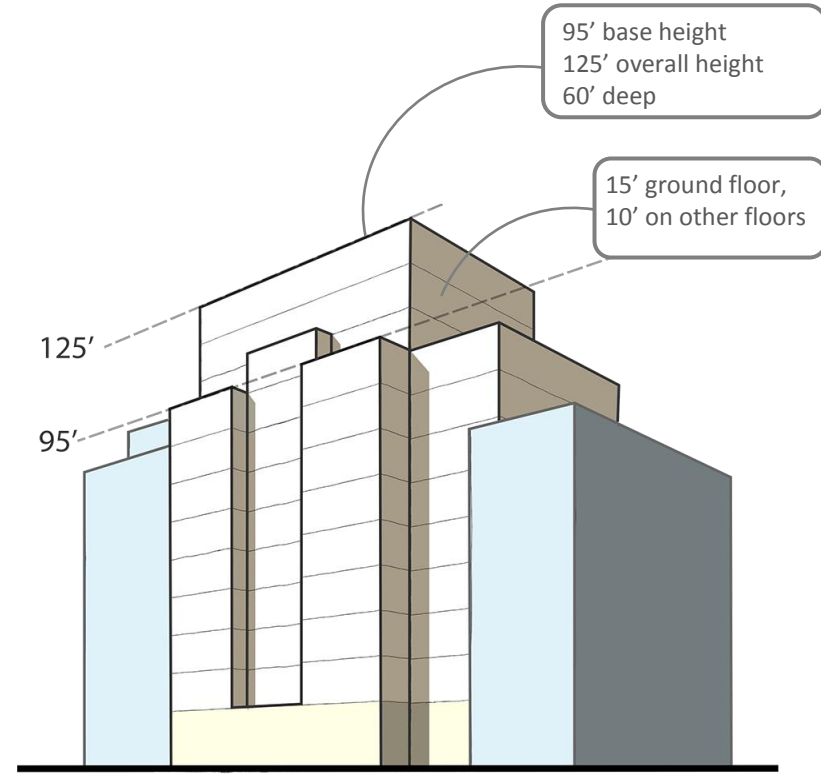
With allowance for an additional 2 stories (20') over basic modifications, the proposed envelope can accommodate the permitted FAR and has room for articulation, and best practice floor to floor heights and building depths.

Permitted FAR: **5.6**
Achieved FAR: **5.6**



Existing R7D envelope on narrow street, interior lot

Existing



Proposed R7D envelope on narrow street, interior lot

Proposed

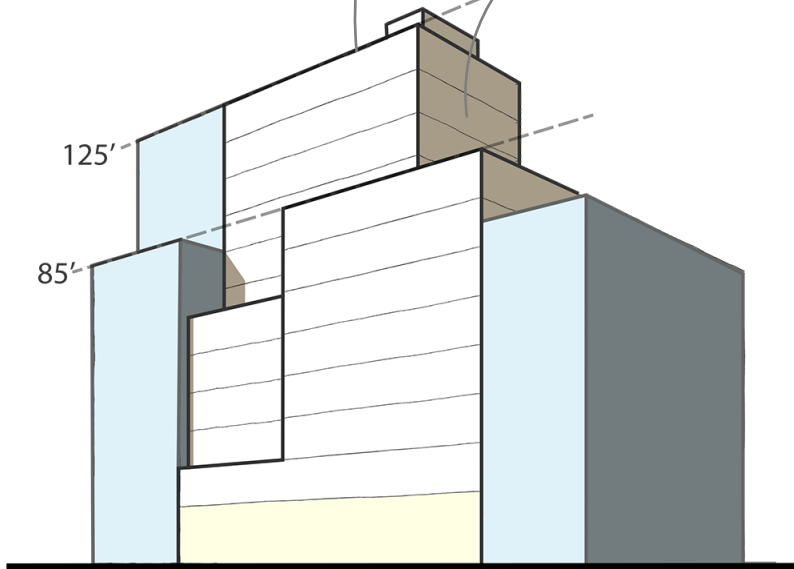
R7X Districts – IH and Senior Housing

Existing envelope can accommodate permitted FAR, and has room for façade articulation and best practice floor to floor heights and building depth.

Permitted FAR: **5.0**
Achieved FAR: **5.0**

65-85' base height
125' overall height
60' deep

15' ground floor,
10' on other floors



Existing R7X envelope on narrow street, interior lot

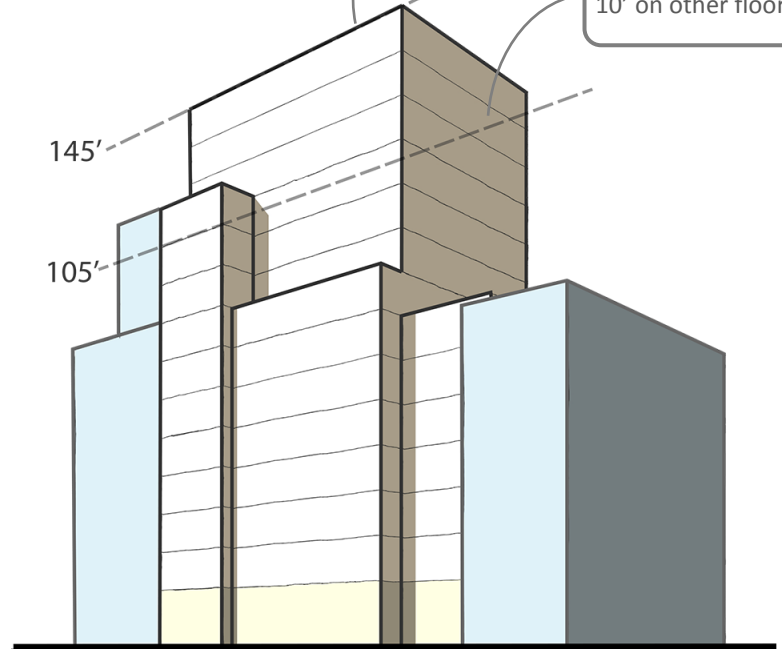
Existing

With an allowance for an additional 2 stories (20') over basic modifications, the proposed envelope can accommodate the additional 1.0 FAR being proposed and continues to have room for articulation, and best practice floor to floor heights and building depths.

Permitted FAR: **6.0**
Achieved FAR: **6.0**

85-105' base height
145' overall height
60' deep

15' ground floor,
10' on other floors



Proposed R7X envelope on narrow street, interior lot

Proposed

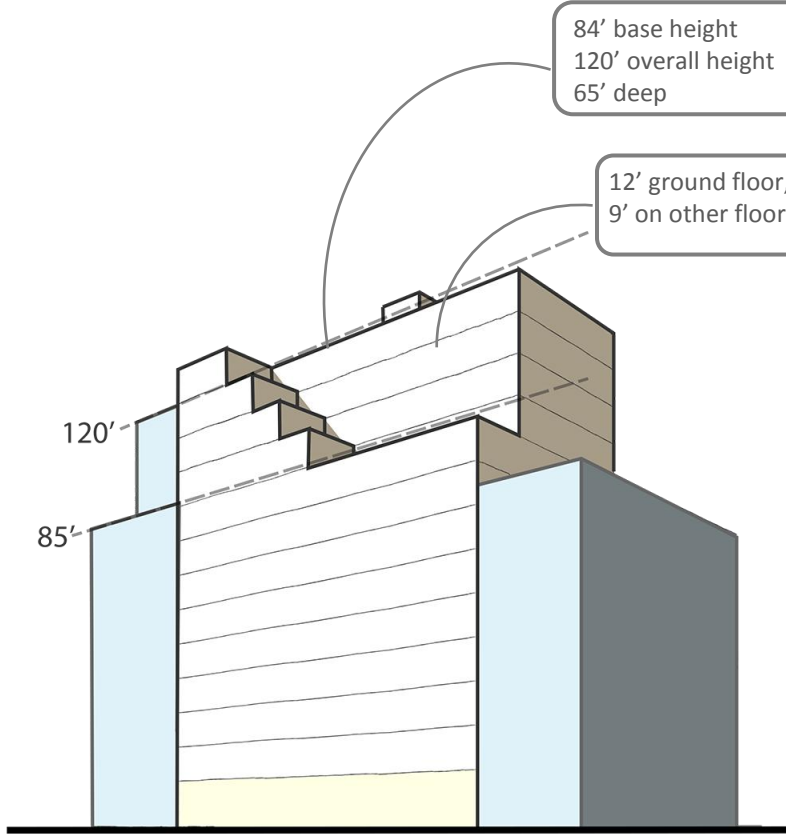
R8A Districts – IH and Senior Housing

Even with minimal façade articulation and sub-optimal floor to floor heights and building depths, the existing envelope is unable to accommodate the permitted FAR .

Permitted FAR: **7.2**
Achieved FAR: **6.8**

84' base height
120' overall height
65' deep

12' ground floor,
9' on other floors



Existing R8A envelope on narrow street, interior lot

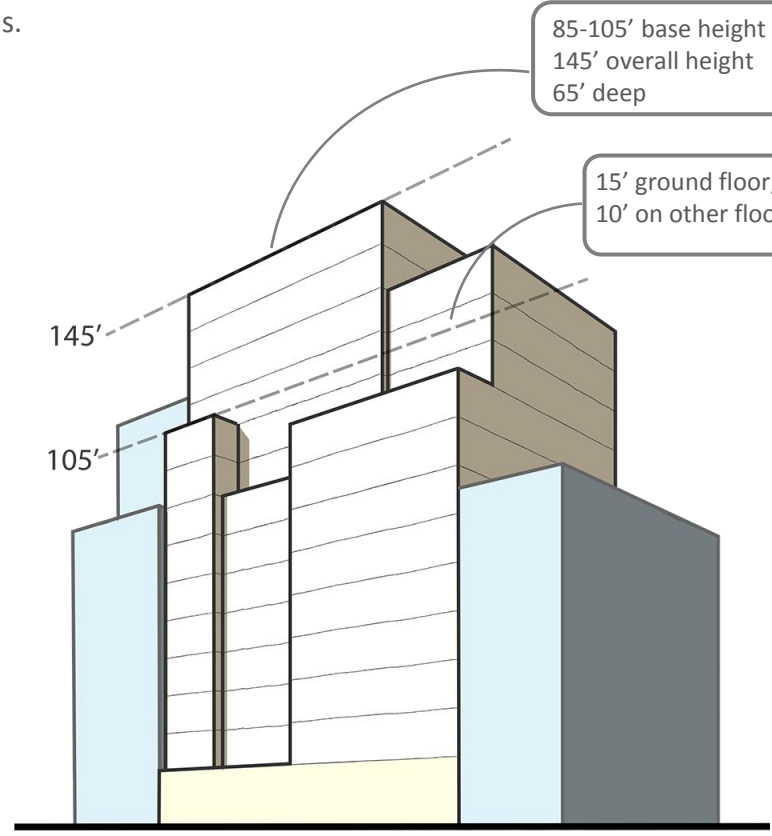
Existing

With allowance for an additional 2 stories (20') over basic modifications, the proposed envelope can accommodate the permitted FAR and has room for articulation, and best practice floor to floor heights and building depths.

Permitted FAR: **7.2**
Achieved FAR: **7.2**

85-105' base height
145' overall height
65' deep

15' ground floor,
10' on other floors



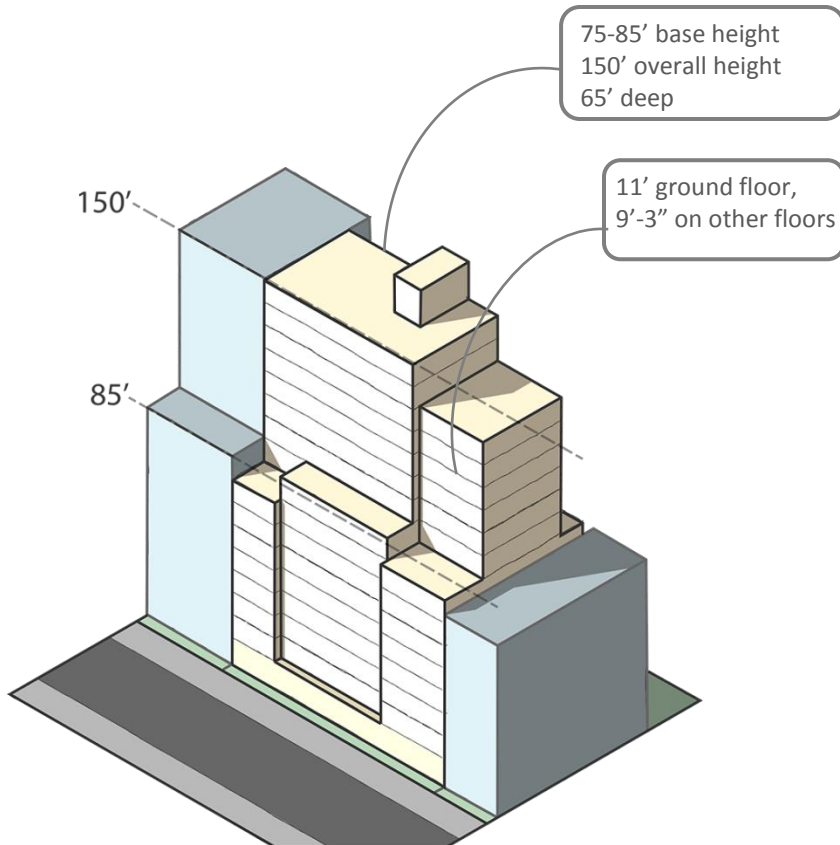
Proposed R8A envelope on narrow street, interior lot

Proposed

R8X Districts – IH and Senior Housing

Existing envelope can accommodate permitted FAR, but only with limited articulation and sub-optimal floor to floor heights.

Permitted FAR: 7.2
Achieved FAR: 7.2

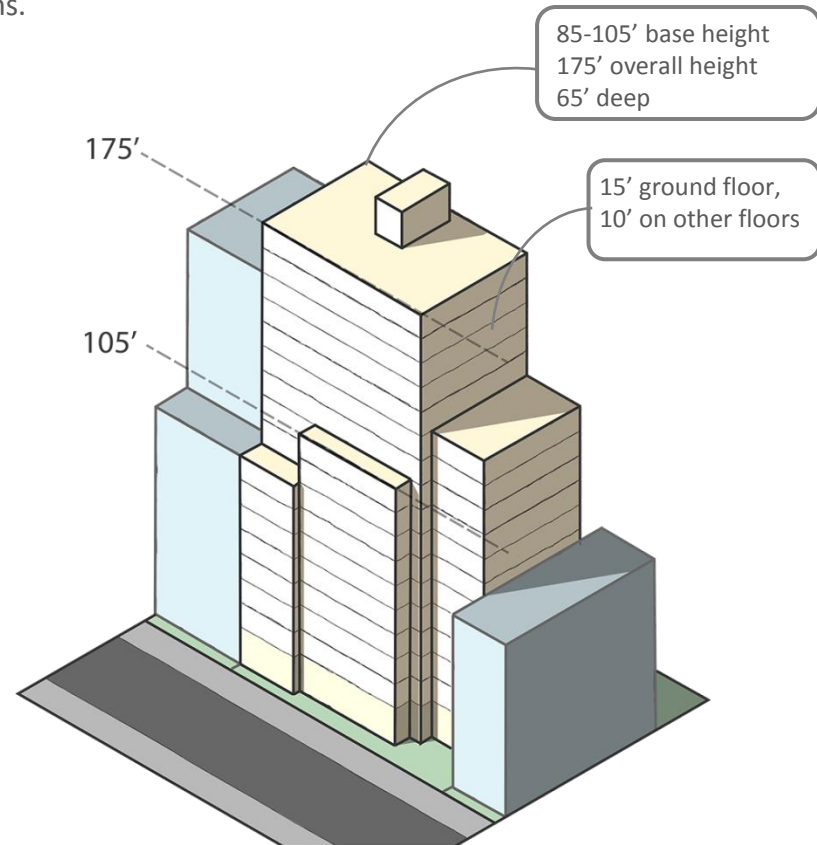


Existing R8X envelope on narrow street, interior lot

Existing

With allowance for an additional 2 stories (20') over basic modifications, the proposed envelope can accommodate the permitted FAR and has room for articulation, and best practice floor to floor heights and building depths.

Permitted FAR: 7.2
Achieved FAR: 7.2



Proposed R8X envelope on narrow street, interior lot

Proposed

R9A Districts – IH and Senior Housing

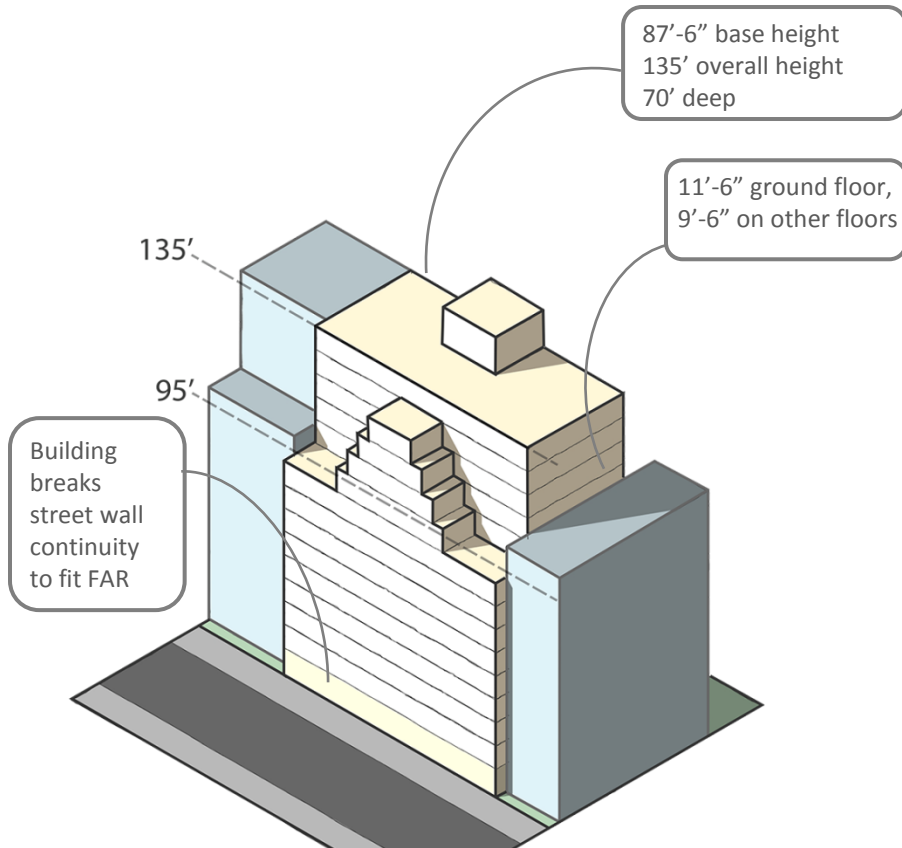
Narrow street

Even with minimal façade articulation and sub-optimal floor to floor heights and building depths, the existing envelope is unable to accommodate the permitted FAR .

Permitted FAR: **8.5**
Achieved FAR: **7.7**

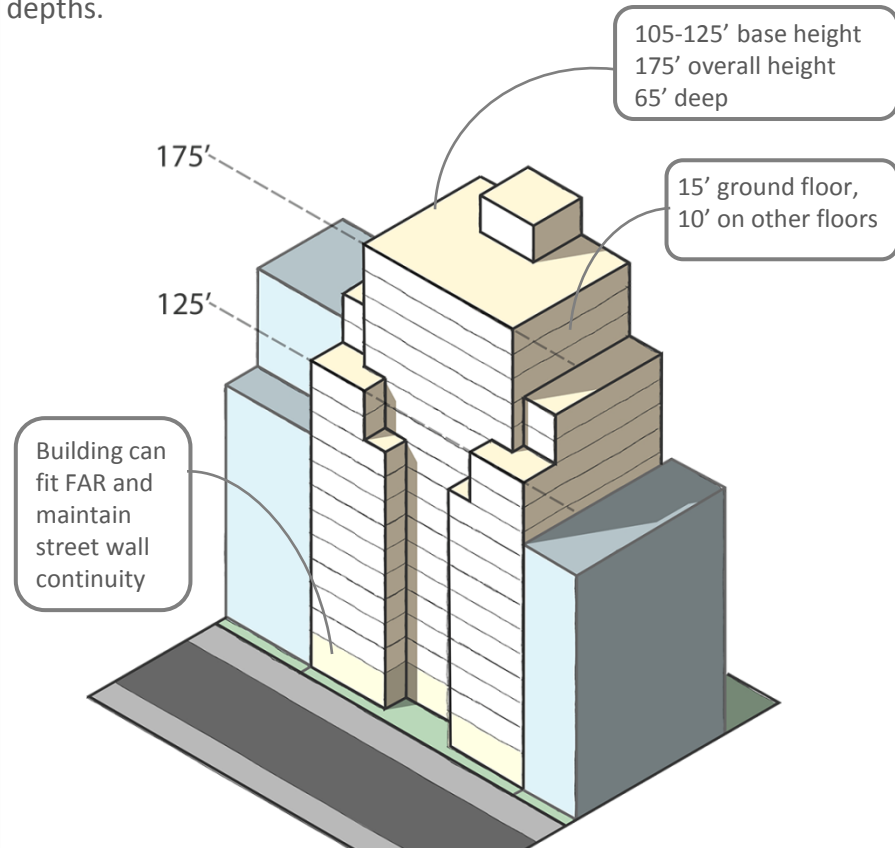
With allowance for an additional 3 stories (30') over basic modifications, the proposed envelope can accommodate the permitted FAR and has room for articulation, and best practice floor to floor heights and building depths.

Permitted FAR: **8.5**
Achieved FAR: **8.5**



Existing R9A envelope on narrow street, interior lot

Existing



Proposed R9A envelope on narrow street, interior lot

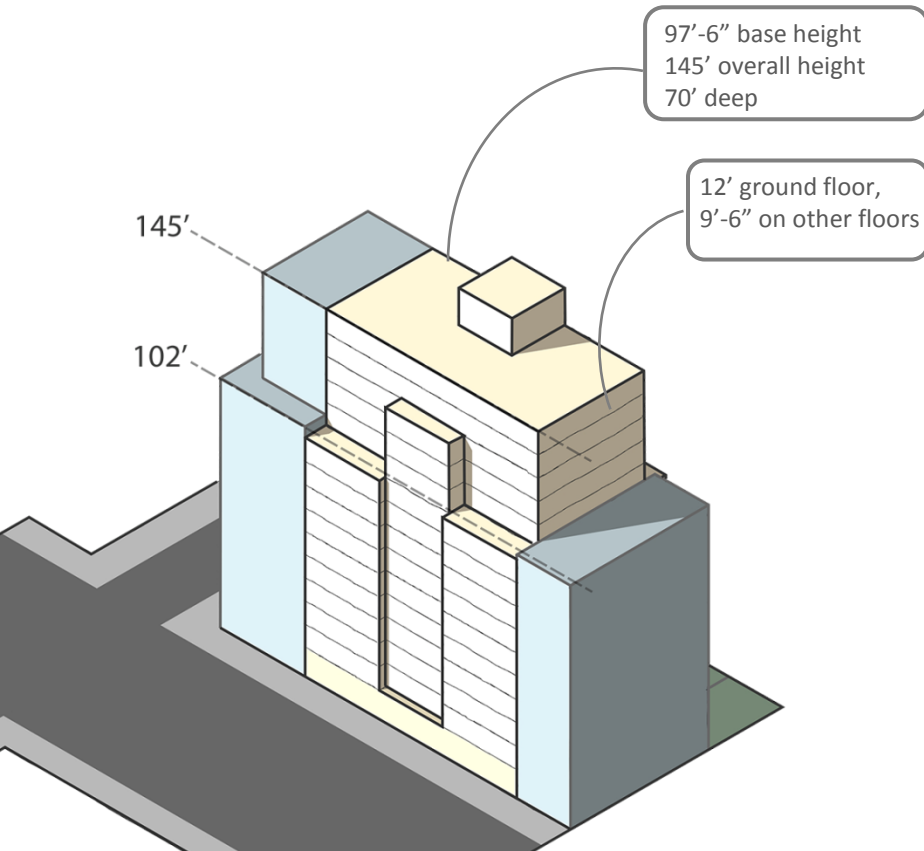
Proposed

R9A Districts – IH and Senior Housing

Wide street

Existing envelope can accommodate permitted FAR, but only with minimal façade articulation and sub-optimal floor to floor heights and building depth.

Permitted FAR: **8.5**
Achieved FAR: **8.5**

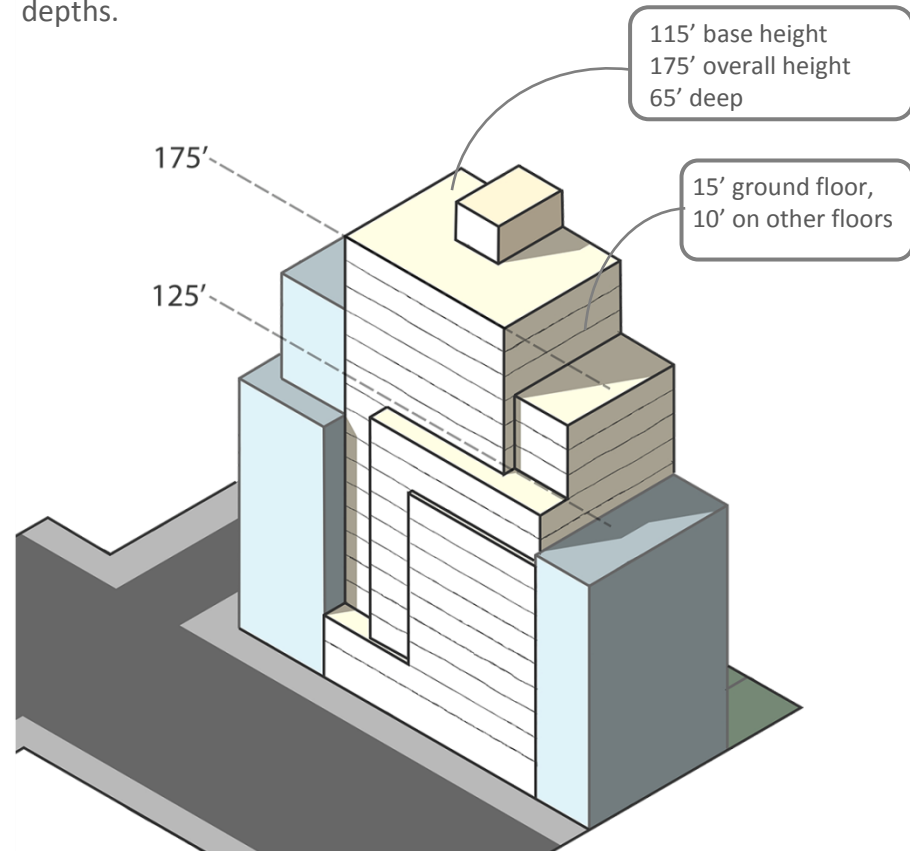


Existing R9A envelope on wide street, interior lot

Existing

With allowance for an additional 2 stories (20') over basic modifications, the proposed envelope can accommodate the permitted FAR and has room for articulation, and best practice floor to floor heights and building depths.

Permitted FAR: **8.5**
Achieved FAR: **8.5**



Proposed R9A envelope on narrow street, interior lot

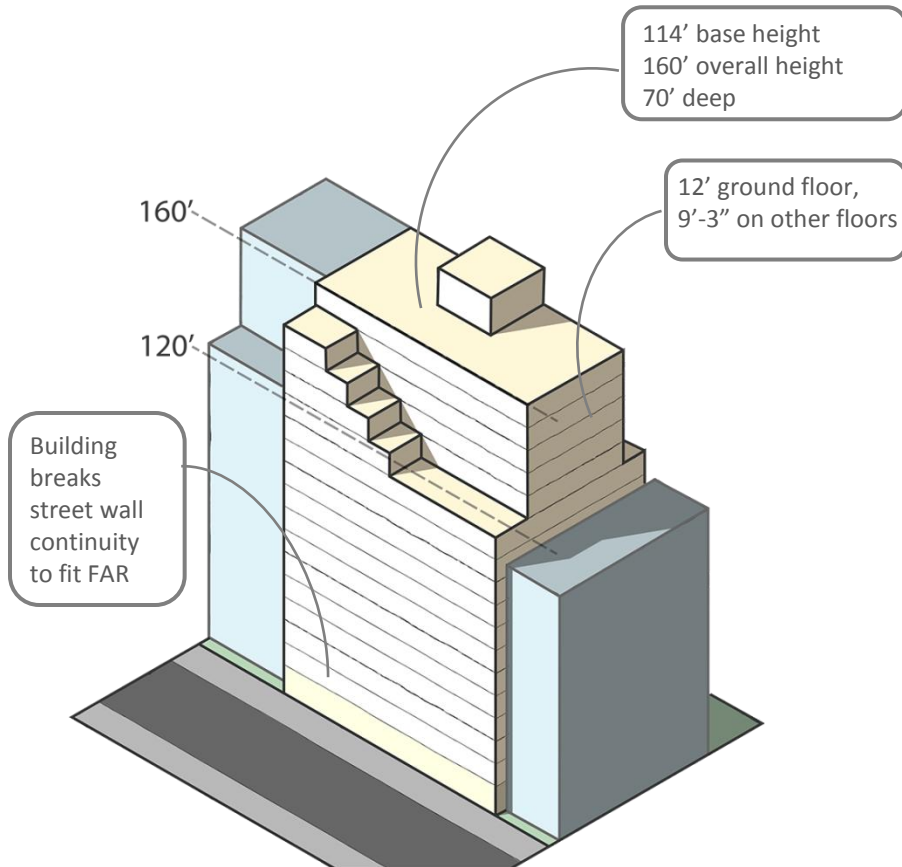
Proposed

R9X Districts – IH and Senior Housing

Narrow street

Existing envelope can accommodate permitted FAR, but only with minimal façade articulation and sub-optimal floor to floor heights and building depth.

Permitted FAR: **9.7**
Achieved FAR: **9.7**

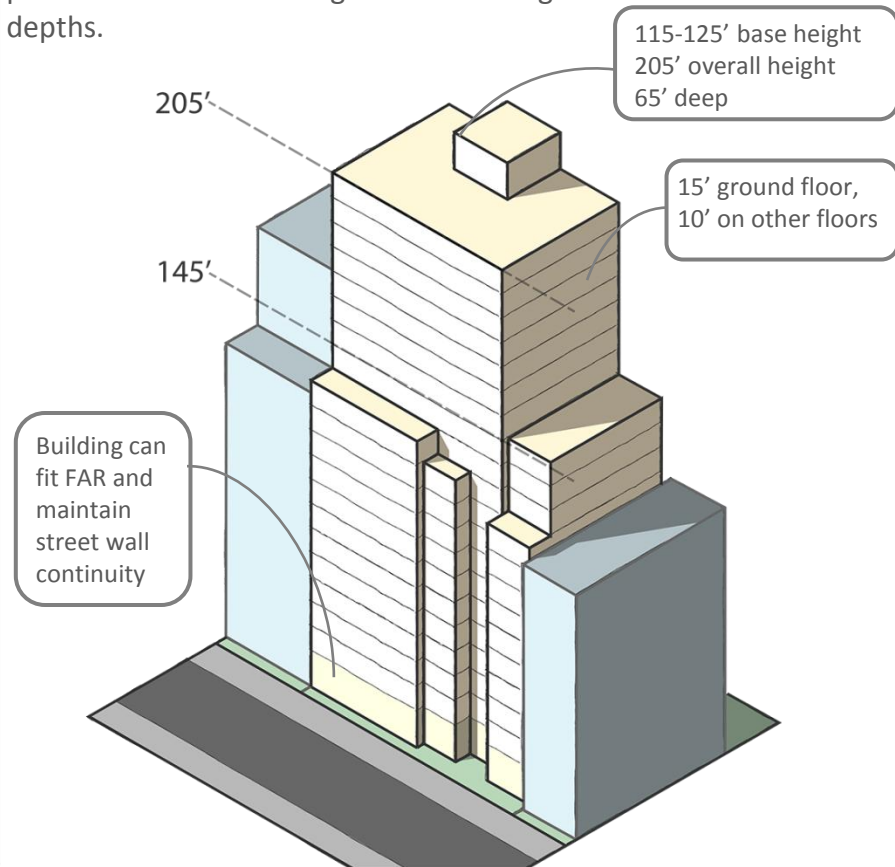


Existing R9X envelope on narrow street, interior lot

Existing

With allowance for an additional 3 stories (30') over basic modifications, the proposed envelope can accommodate the permitted FAR and has room for articulation, and best practice floor to floor heights and building depths.

Permitted FAR: **9.7**
Achieved FAR: **9.7**



Proposed R9X envelope on narrow street, interior lot

Proposed

R9X Districts – IH and Senior Housing

Wide street

Existing envelope can accommodate permitted FAR, but only with minimal façade articulation and sub-optimal floor to floor heights and building depth.

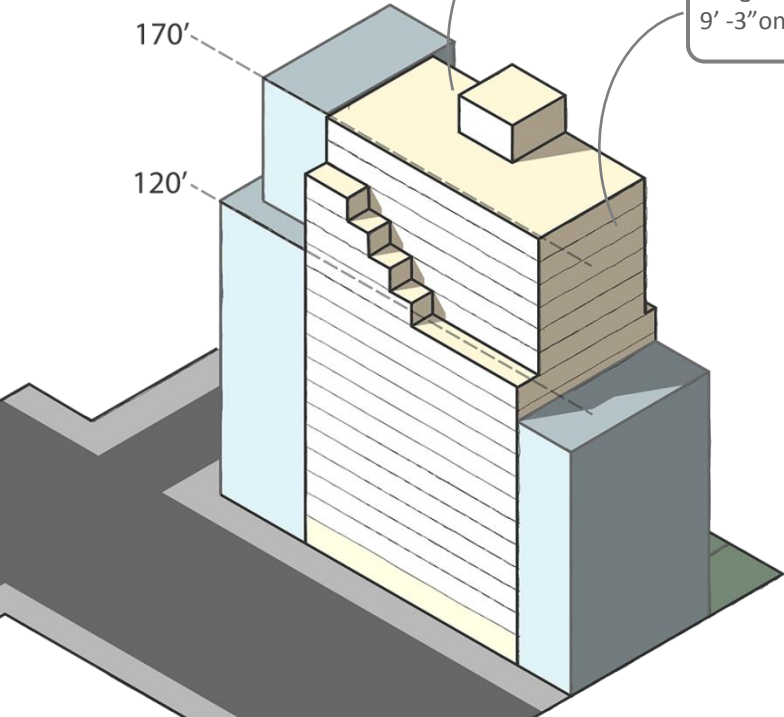
Permitted FAR: **9.7**
Achieved FAR: **9.7**

114' base height
169' overall height
70' deep

12' ground floor,
9' -3" on other floors

170'

120'



Existing R9X envelope on wide street, interior lot

Existing

With allowance for an additional 3 stories (30') over basic modifications, the proposed envelope can accommodate the permitted FAR and has room for articulation, and best practice floor to floor heights and building depths.

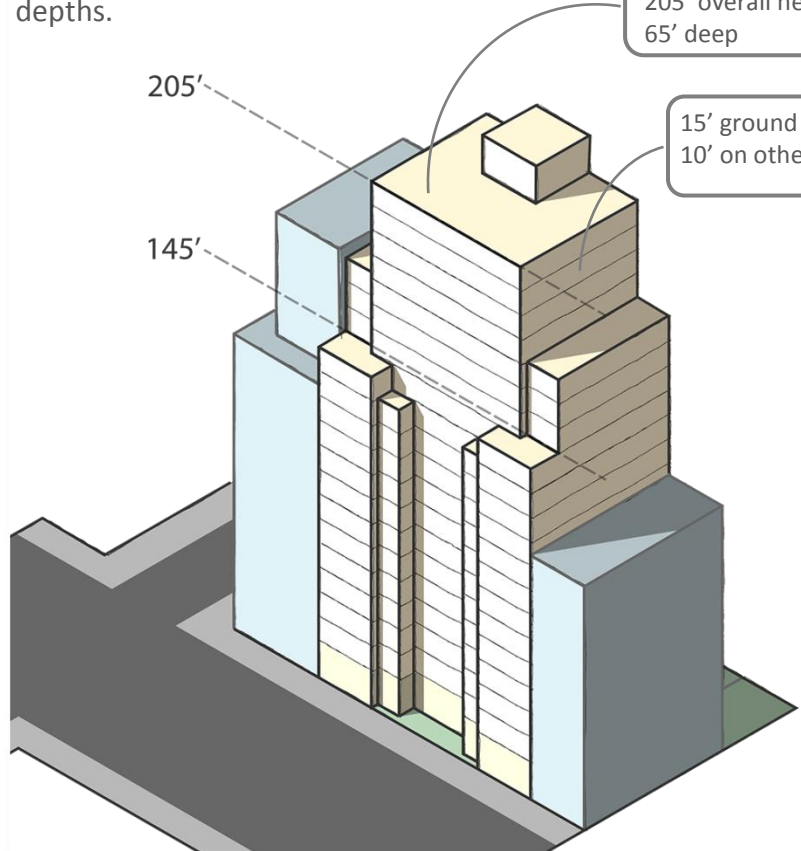
Permitted FAR: **9.7**
Achieved FAR: **9.7**

125-135' base height
205' overall height
65' deep

15' ground floor,
10' on other floors

205'

145'



Proposed R9X envelope on wide street, interior lot

Proposed

R10A Districts – IH and Senior Housing

Narrow street

Even with minimal façade articulation and sub-optimal floor to floor heights and building depths, the existing envelope is unable to accommodate the permitted FAR .

Permitted FAR: **12.0**
Achieved FAR: **11.0**

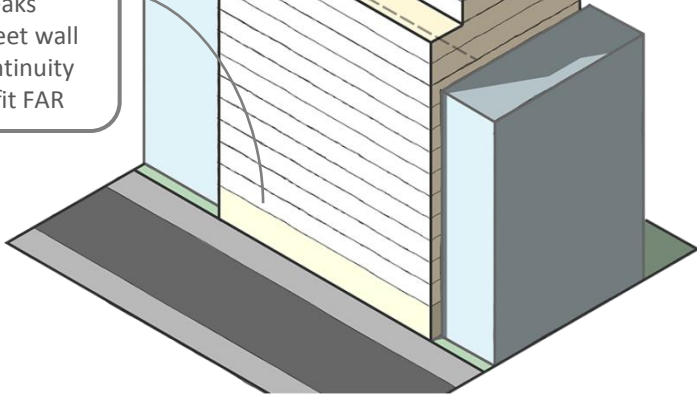
122' base height
185' overall height
70' deep

14' ground floor,
9' on other floors

Building breaks street wall continuity to fit FAR

185'

125'



Existing R10A envelope on narrow street, interior lot

Existing

With allowance for an additional 4 stories (40') over basic modifications, the proposed envelope can accommodate the permitted FAR and has room for articulation, and best practice floor to floor heights and building depths.

Permitted FAR: **12.0**
Achieved FAR: **12.0**

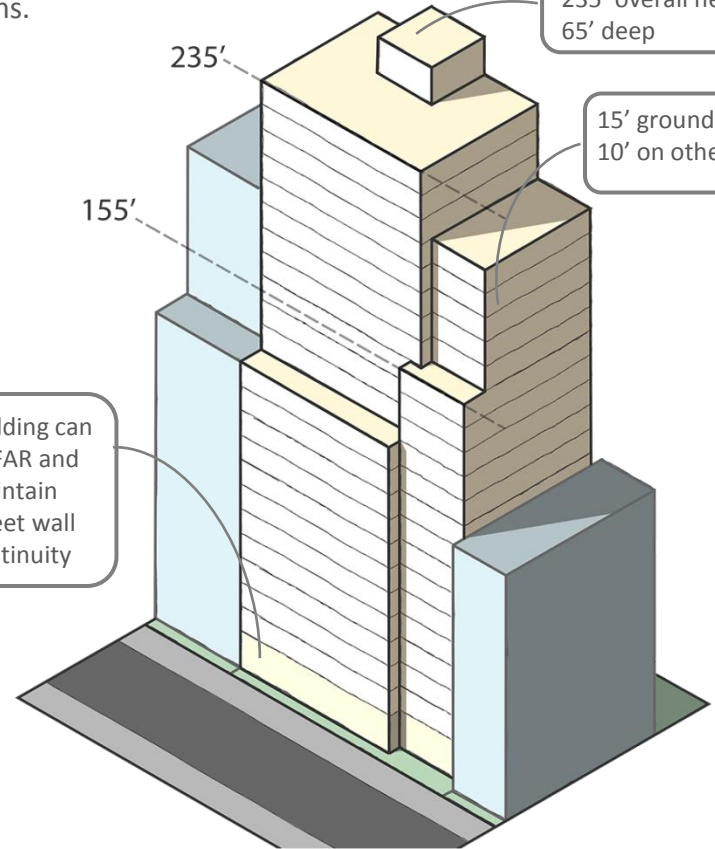
125-135' base height
235' overall height
65' deep

15' ground floor,
10' on other floors

Building can fit FAR and maintain street wall continuity

155'

235'



Proposed R10A envelope on narrow street, interior lot

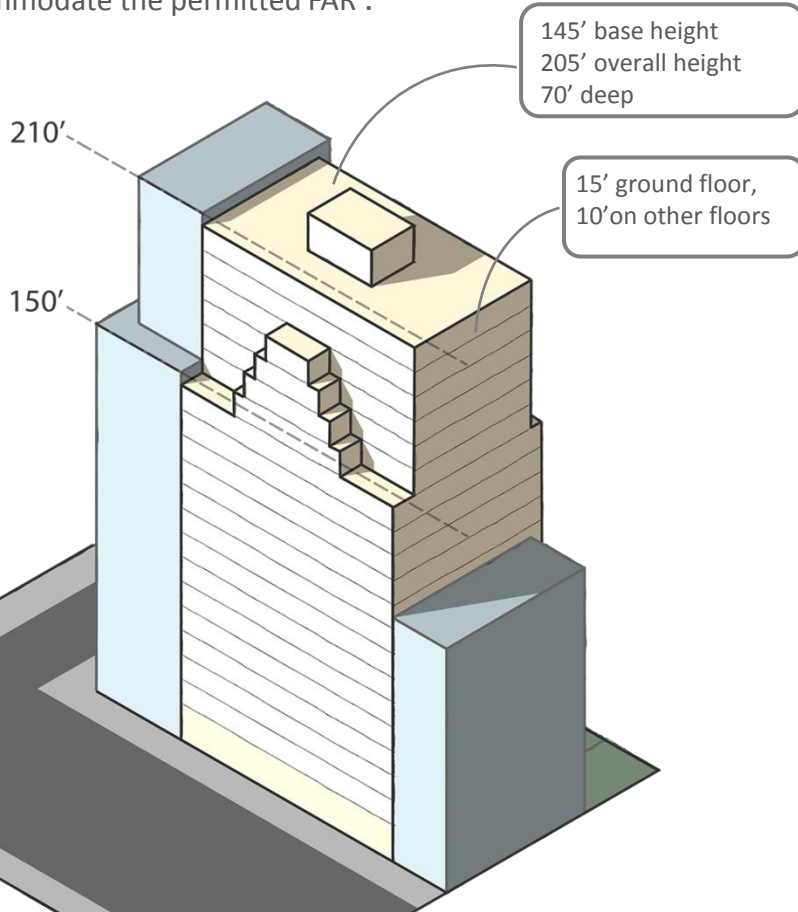
Proposed

R10A Districts – IH and Senior Housing

Wide street

Even with minimal façade articulation and sub-optimal building depths, the existing envelope is unable to accommodate the permitted FAR .

Permitted FAR: **12.0**
Achieved FAR: **11.8**

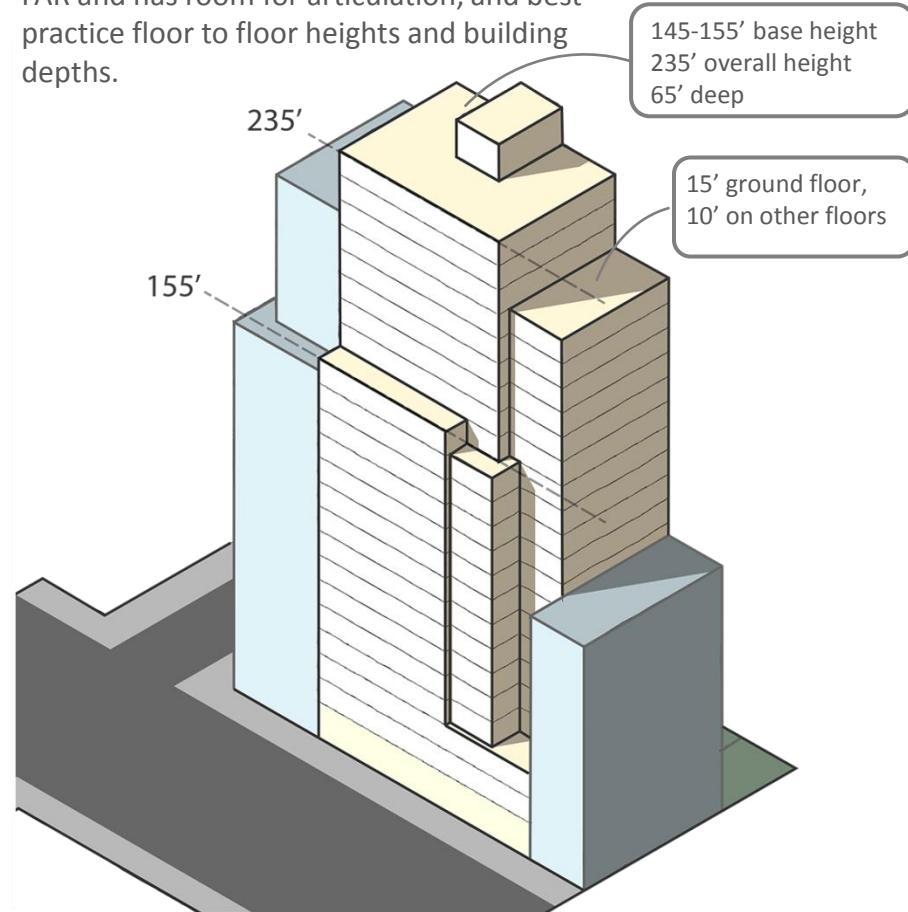


Existing R10A envelope on wide street, interior lot

Existing

With allowance for an additional 2 stories (20') over basic modifications, the proposed envelope can accommodate the permitted FAR and has room for articulation, and best practice floor to floor heights and building depths.

Permitted FAR: **12.0**
Achieved FAR: **12.0**



Proposed R10A envelope on narrow street, interior lot

Proposed