DEPARTMENT OF CITY PLANNING, CITY OF NEW YORK
TECHNICAL REVIEW DIVISION

TO: Land Use Participants

FROM: Harun Ekinoglu, TRD

Date: December 16, 2024

**RE: Effects of City of Yes for Housing Opportunity (CHO) on The Beacon Rezoning (C 240386 ZMM)**

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Dear Land Use Participant,

The above project was certified into ULURP on September 9, 2024. Subsequent to certification, the Department of City Planning's City of Yes for Housing Opportunity (CHO) zoning text amendment was adopted with modifications by the City Council, on December 11, 2024. This wide-ranging text amendment will help alleviate the city's acute housing crisis by facilitating a little more housing in every neighborhood. The text amendment accomplishes this through changes to the regulations for zoning districts across the city.

Therefore, the regulations underlying the zoning districts proposed in this project may have changed since its certification. The information in the application materials for this project reflects regulations that were in effect at the time of certification, before CHO was adopted, that may no longer be in effect. Further, a footnote in the project description of the application noted what changes could have resulted from adoption of the CHO proposal that was referred into public review on April 29, 2024. However, the footnote is no longer up to date due to modifications to CHO by the City Planning Commission and the City Council.

Now that CHO is in effect, the table below provides updated information you can use in your review of this project. The information below represents the regulations for these districts that will be in place should this project be approved.

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| | Existing Zoning R7-2 | | Existing Zoning R7X | | Proposed Zoning R8 (MIH) | |
|---|---|---|---|---|---|---|
| | **ZR Section** | **Permitted/Required** | **ZR Section** | **Required/Pemitted** | **ZR Section** | **Required/Pemitted** |
| **Uses** | | | | | | |
| | 22-10 | I-IV | 22-10 | I-IV | 22-10 | I-IV |
| **FAR** | | | | | | |
| Residential | 23-22 | 3.44[1]/4.00[2]/5.01[1,2,3] | 23-22 | 5.00/6.00[3] | 23-22 | 6.02[1]/7.20[1,2,3]/8.64[3,4] |
| Community Facility | 24-11 | 6.5 | 24-11 | 5 | 24-11 | 6.5 |
| Commercial | NA | NA | NA | NA | NA | NA |
| Manufacturing | NA | NA | NA | NA | NA | NA |
| **YARDS** | | | | | | |
| Front Yard | 23-321 | none required | 23-321 | none required | 23-321 | none required |
| Side Yard | 23-334 | none required or 5 ft | 23-334 | none required or 5 ft | 23-334 | none required or 5 ft |
| Rear Yard[5] | 23-342 | 20 or 30 feet | 23-342 | 20 or 30 feet | 23-342 | 20 or 30 feet |
| **HEIGHT AND SETBACKS** | | | | | | |
| Minimum Base Height | 23-432 | 40ft[1,2] | 23-432 | 60ft | 23-432 | 60ft[1,2,4] |
| Maximum Height of Front Wall | NA | NA | NA | NA | NA | NA |
| Maximum Base Height | 23-432 | 65ft[1]/75ft[2] /85[1,2,3] | 23-432 | 95ft/105ft[3] | 23-432 | 85ft[1]/95ft[2,4] /105ft[1,2]/125ft[4] |
| Maximum Building Height | 23-432 | 75ft[1]/85ft[2] /105ft[1,3]/115ft[2,3] | 23-432 | 125ft/145ft[3] | 23-432 | 115ft[1]/135ft[2,4] /145ft[1,2]/175ft[4] |
| Sky Exposure Plane | NA | NA | NA | NA | NA | NA |
| Setbacks from Narrow Street | 23-433 | 15 ft | 23-433 | 15 ft | 23-433 | 15 ft |
| Setbacks from Wide Street | 23-433 | 10 ft | 23-433 | 10 ft | 23-433 | 10 ft |
| **LOT COVERAGE** | | | | | | |
| Interior Lot/Through Lot | 23-362 | 80%,50%-65%[6] | 23-362 | 80%,50%-65%[6] | 23-362 | 80%,50%-65%[6] |
| Corner Lot | 23-362 | 100%,50%-65%[6] | 23-362 | 100%,50%-65%[6] | 23-362 | 100%,50%-65%[6] |
| **PARKING** | | | | | | |
| Residential | 25-211 | none required | 25-211 | none required | 25-211 | none required |

[1]Beyond 100' of a wide street

[2]Within 100' of a wide street

[3] Values listed are for #qualifying affordable housing#

[4]Outside of #Mandatory Inclusionary Housing areas#, for #zoning lots#, or portions thereof, located within 100 feet of a #wide street#, containing #UAP developments# or #qualifying senior housing#

[5]Required rear yards are the same for every residential district. Minimum yard depths are 20 or 30 feet depending on building type and height and lot width. For more detail see ZR 23-342.

[6]Values listed for #eligible sites# as defined in 23-434(a). Eligible sites are generally large or irregularly shaped, making typical bulk massing difficult.

NA = Not applicable.