TO: Land Use Participants

FROM: TRD

Date: December 6, 2024

RE: Effects of City of Yes for Housing Opportunity (CHO) on 109 Marcus Garvey Boulevard LSGD (C 240399 ZMK)

Dear Land Use Participant,

The above project was certified into ULURP on December 2, 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 5, 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.

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.

Steven Lenard, Director
Ken Ramnarine, Deputy Director
120 Broadway, 31st Floor
New York, NY 10271
212-720-3306
www.nyc.gov/planning

	Existing Zoning R6		Existing Zoning R6/ C2-4		Proposed Zoning R7A		Proposed Zoning R7A/ C2-4	
	ZR Section	Required/Permitted	ZR Section	Required/Permitted	ZR Section	Required/Permitted	ZR Section	Required/Permitted
Uses								
Permitted Use Groups	22-10	I-III	22-10/ 32-10	I-IV, VI-X	22-10	I-III	22-10/ 32-10	I-IV, VI-X
Maximum Floor Area Ratio (FAR)								
Residential	23-22	2.20/3.90[1]	23-22	2.20/3.90[1]	23-22	4.00/5.01[1]	23-22	4.00/5.01[1]
Community Facility	24-11	4.8	24-11/ 33-121	4.8	24-11	4	24-11/ 33-121	4
Commercial	NA	NA	33-121	2	NA	NA	33-121	2
Manufacturing	NA	NA	NA	NA	NA	NA	NA	NA
Yards								
Minimum Front Yard	23-321	none required	23-321	none required	23-321	none required	23-321	none required
Minimum Side Yard	23-334	none required or 5 ft	23-334/ 33-25	none required or 5ft (residential) none required or 8ft (commercial)	23-334	none required or 5 ft	23-334/ 33-25	none required or 5ft (residential) none required or 8ft (commercial)
Minimum Rear Yard[2]	23-342	20 or 30 feet	23-342/ 33-26	20 or 30 feet	23-342	20 or 30 feet	23-342/ 33-26	20 or 30 feet
Height and Setbacks								
Minimum Base Height	23-432	30ft	23-432	30ft	23-432	40ft	23-432	40ft
Maximum Height of Front Wall	NA	NA	33-431	60 feet or four stories	NA	NA	33-431	60 feet or four stories
Maximum Base Height	23-432	45ft/65ft[1]	23-432	45ft/65ft[1]	23-432	75ft /85ft[1]	23-432	75ft/ 85ft[1]
Maximum Building Height	23-432	55ft/85ft[1]	23-432	55ft/85ft[1]	23-432	85ft /115[1]	23-432	85ft /115[1]
Sky Exposure Plane	33-431	2.7 to 1 (narrow)/ 5.6 to 1 (wide)	33-431	2.7 to 1 (narrow)/ 5.6 to 1 (wide)	33-431	2.7 to 1 (narrow)/ 5.6 to 1 (wide)	33-431	2.7 to 1 (narrow)/ 5.6 to 1 (wide)
Setbacks from Narrow Street	23-433	15 ft	23-433/ 33-431	15 ft (residential) 20 ft (commercial)	23-433	15 ft	23-433/ 33-431	15 ft (residential) 20 ft (commercial)
Setbacks from Wide Street	23-433	10 ft	23-433/ 33-431	10 ft (residential) 15 ft (commercial)	23-433	10 ft	23-433/ 33-431	10 ft (residential) 15 ft (commercial)
Lot Coverage								
Interior Lot/Through Lot	23-362	80%,50%-65%[3]	23-362	80%,50%-65%[3]	23-362	80%,50%-65%[3]	23-362	80%,50%-65%[3]
Corner Lot	23-362	100%,50%-65%[3]	23-362	100%,50%-65%[3]	23-362	100%,50%-65%[3]	23-362	100%,50%-65%[3]
Parking/Loading								
Residential Required Parking	25-211	none required	25-211	none required	25-211	none required	25-211	none required

[1] Values listed are for #qualifying affordable housing# (R7A, R6)

[2] 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.

[3] 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.

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