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

TO: Land Use Participants

FROM: TRD - XC

Date: December 20, 2024

RE: Effects of City of Yes for Housing Opportunity (CHO) on 122-03 14th Avenue Rezoning (C 240311 ZMQ)

Dear Land Use Participant,

The above project was certified into ULURP on [09/09/2024]. 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 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this project reflects regulations that were in effect at the time of certification, before CHO was adopted, that are no longer in effect.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 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 R4A/C1-3		Proposed Zoning R6A/C2-4(MIH)	
	ZR Section	Required/Permitted	ZR Section	Required/Permitted
Uses				
Permitted Use Groups	22-10/ 32-10	I-IV, VI-X	22-10 / 32-10	I-IV, VI-X
Maximum Floor Area Ratio (FAR)				
Residential	23-21	1.00 / 1.50[1]	23-22	3.90[1]
Community Facility	24-11 / 33-121	2.00	24-11 / 33-121	3.00
Commercial	33-121	1.00	33-121	2.00
Manufacturing	NA	NA	NA	NA
Yards				
Minimum Front Yard	23-321	10 ft	23-322	none required
Minimum Side Yard	23-331 / 33-20	5 ft[3] / 0 or 5 ft	23-334 / 33-20	none or 5 feet
Minimum Rear Yard[2]	23-342 / 33-26	20 or 30 feet	23-342 / 33-26	20 or 30 feet
Height and Setbacks				
Minimum Base Height	23-421 / 23-424	25	23-432 / 33-431	40
Maximum Base Height	23-424	35[1]	23-432 / 33-431	65
Maximum Building Height	23-422 / 23-424	35 / 45[1]	23-432 / 33-431	75 / 95[1]
Lot Coverage				
Interior Lot/Through Lot	23-361	60%[3] / 80%[3], 80%/80%	23-362	80%, 50%[4], 65%[4]
Corner Lot	23-361	80%[3] / 100%	23-362	100%, 50%[4], 65%[4]
Parking/Loading				
Residential Required Parking[5]	25-232	100% / 50% / 10%	25-232	50%/ 25% / 10%

[1] Values listed are for #qualifying residential sites# (R4A) and for #qualifying affordable housing#(R6A)

[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] 1-2-family detached & semi-detached

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

[5] Standard / Qualifyfing Affordable / Qualifying Senior Housing

NA = Not applicable.