

# ZONING RESOLUTION Web Version

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## THE CITY OF NEW YORK



THE CITY OF NEW YORK  
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CITY PLANNING COMMISSION  
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## Article II: Residence District Regulations Chapter 8 - The Quality Housing Program

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CITY PLANNING COMMISSION  
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8/14/87

**Chapter 8**  
**The Quality Housing Program**

6/29/94

**28-00**

**GENERAL PURPOSES**

The Quality Housing Program is established to foster the provision of multi-family housing that:

- (a) is compatible with existing neighborhood scale and character;
- (b) provides on-site recreation space to meet the needs of its occupants; and
- (c) is designed to promote the security and safety of the residents.

9/30/09

**28-01**

**Applicability of this Chapter**

The Quality Housing Program is a specific set of standards and requirements for #buildings# containing #residences#. In R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A or R10X Districts, and in the equivalent #Commercial Districts# listed in Sections 34-111 and 34-112, some of these standards and requirements are mandatory for the #development#, #enlargement#, #extension# of, or conversion to any #residential use# other than #single-# or #two-family residences#. In R5D Districts, only the requirements set forth in Sections 28-12 (Street Tree Planting), 28-23 (Refuse Storage and Disposal), 28-33 (Planting Areas) and 28-53 (Location of Accessory Parking) shall apply.

In other R6, R7, R8, R9 or R10 Districts, and in the equivalent #Commercial Districts# listed in Sections 34-111 and 34-112, #residential developments#, or #residential enlargements# where

permitted, electing to use the optional Quality Housing #bulk# regulations in Article II, Chapter 3, shall comply with the mandatory Quality Housing Program standards and requirements set forth in this Chapter.

The provisions of Article VII, Chapter 8 (Large-Scale Residential Developments), are not applicable to #residential developments# pursuant to the Quality Housing Program.

The provisions of this Chapter shall not apply to the conversion to #dwelling units# of non-#residential buildings#, or portions thereof, erected prior to December 15, 1961, in Manhattan Community Districts 1, 2, 3, 4, 5 and 6, Brooklyn Community Districts 1, 2, 6 and 8, and Queens Community Districts 1 and 2, unless such conversions meet the requirements for new #residential developments# of Article II (Residence District Regulations).

6/29/94

## **28-02**

### **Definitions**

Vertical circulation core

A "vertical circulation core" is an elevator core (consisting of one or more elevators) or a central stairwell in a non-elevator #building#.

4/30/08

## **28-03**

### **Quality Housing Program Elements**

The Quality Housing Program consists of four components: neighborhood impact, building interior, recreation space and planting, and safety and security.

The neighborhood impact component controls the effect of the Quality Housing #building# on the neighborhood and includes mandatory #bulk# regulations.

The building interior component sets a minimum size of a #residential# unit, mandates special refuse storage and disposal

systems, and encourages laundry facilities and daylight in corridors.

The recreation and planting component establishes minimum space standards for indoor and outdoor recreation space and requires planting of open areas between the front building wall and the #street#.

The safety and security component encourages fewer #residential# units per corridor.

Each Quality Housing #building# shall comply with the mandatory requirements of this Chapter.

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**28-10**  
**NEIGHBORHOOD IMPACT**

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**28-11**  
**Bulk Regulations**

The #bulk# regulations for Quality Housing #developments# or #enlargements# are set forth in the provisions applicable to the Quality Housing Program in Article II, Chapter 3; Article II, Chapter 4; Article III, Chapter 4 and Article III, Chapter 5.

4/30/08

**28-12**  
**Street Tree Planting**

In addition to the applicable underlying #street# tree planting requirements, all Quality Housing #extensions# that increase the existing #residential floor area# by at least 20 percent, shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting).

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**28-20**  
**BUILDING INTERIOR**

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**28-21**  
**Size of Dwelling Units**

A #dwelling unit# shall have an area of at least 400 square feet of #floor area#.

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**28-22**  
**Windows**

All windows in the #residential# portion of a #development# or #enlargement# shall be double glazed.

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**28-23**  
**Refuse Storage and Disposal**

In R6 through R10 Districts, #developments#, #enlargements#, #extensions# and conversions with nine or more #dwelling units# or #rooming units# per #vertical circulation core# shall comply with the provisions of this Section.

In R5D Districts, #developments#, #enlargements#, #extensions# and conversions with nine or more #dwelling units# per #zoning lot# shall comply with the provisions of this Section. Such provisions shall also apply to any #zoning lot# with less than nine units where such #zoning lot# is part of a #development# or #enlargement# on adjacent #zoning lots# with a total of nine or more #dwelling units#.

The storage of refuse shall occur entirely within an enclosed area on the #zoning lot# and appropriate locations within the

#zoning lot# shall be delineated for this purpose: at least one for #residential uses# and at least one for #community facility# and #commercial uses#. #Residential# storage and removal locations shall be provided at the rate of 2.9 cubic feet per #dwelling unit# or 1.15 cubic feet per #rooming unit#.

A refuse disposal room of not less than twelve square feet with no dimension less than three feet shall be provided on each #story# that has entrances to #dwelling units# or #rooming units#. Twelve square feet of such refuse storage room shall be excluded from the definition of #floor area#.

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## **28-24**

### **Laundry Facilities**

If the #building# provides the following, then that portion of the laundry room which is used to meet these minimum requirements shall be excluded from the definition of #floor area#:

- (a) at least one washing machine per 20 #dwelling units# or #rooming units# and at least one dryer per 40 #dwelling units# or #rooming units#;
- (b) such machines are located in a room or rooms with an additional three square feet of unobstructed floor space equipped with chairs and tables for folding laundry for each machine provided;
- (c) such rooms have at least one exterior wall with windows measuring not less than 9.5 percent of the total floor space of the rooms; and
- (d) such windows meet the applicable requirements of Section 24-60 (COURT REGULATIONS AND MINIMUM DISTANCE BETWEEN WINDOWS AND LOT LINES).

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## **28-25**

### **Daylight in Corridors**

Fifty percent of the square footage of a corridor may be excluded

from the definition of #floor area# if a window with a clear, non-tinted, glazed area of at least 20 square feet is provided in such corridor, provided that such window:

- (a) shall be directly visible from 50 percent of the corridor or from the #vertical circulation core#. This standard shall be achieved when a visually unobstructed straight line can be drawn between such corridor, elevator or stairwell, and the window; and
- (b) is located at least 20 feet from a wall or a #side# or #rear lot line# measured in a horizontal plane and perpendicular to the rough window opening.

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**28-30  
RECREATION SPACE AND PLANTING AREAS**

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**28-31  
Required Recreation Space**

All #developments#, #enlargements#, #extensions# or conversions, with nine or more #dwelling units# or #rooming units#, shall provide at least the minimum amount of recreation space as set forth in the following table.

The amount of recreation space required is expressed as a percentage of the total #residential floor area# of the #development#, #enlargement#, #extension# or conversion, and may be aggregated in one type, indoors or outdoors.

The floor space of indoor recreation space provided in accordance with the standards set forth in Section 28-32 (Standards for Recreation Space), not exceeding the amount required in the following table, shall be excluded from the definition of #floor area#.

Minimum Required Recreation Space  
(as a percentage of the  
#residential floor area#)

District

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3.3

R6 R7

2.8

R8 R9 R10

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### **28-32**

#### **Standards for Recreation Space**

- (a) All recreation space shall be accessible to the residents of the #building#. In a mixed-use #building#, the recreation space shall be accessible only from the #residential# portion of the #building#.
- (b) The minimum dimension of any recreation space shall be 15 feet. The minimum size of any outdoor recreation space shall be 225 square feet, and the minimum size of any indoor recreation space shall be 300 square feet.
- (c) Outdoor recreation space shall be open to the sky except that #building# projections, not to exceed seven feet in depth, may cover up to ten percent of the outdoor recreation space, provided that the lowest level of the projection is at least ten feet above the level of the outdoor recreation space.
- (d) Any indoor recreation room located in a #story# shall have at least one exterior wall with windows that measure not less than 9.5 percent of the total floor space of the room and such windows shall meet the applicable requirements of Section 24-60 (COURT REGULATIONS AND MINIMUM DISTANCE BETWEEN WINDOWS AND WALLS OR LOT LINES).

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### **28-33**

#### **Planting Areas**

The area of the #zoning lot# between the #street line# and the #street wall# of the #building# shall be planted, except at the entrances to and exits from the #building#, or adjacent to #commercial uses# fronting on the #street#.

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**28-40**

**SAFETY AND SECURITY**

6/29/94

**28-41**

**Density per Corridor**

If the number of #dwelling units# or #rooming units# served by a #vertical circulation core# and corridor on each #story# does not exceed the number set forth in the following table, 50 percent of the square feet of the corridor serving such #dwelling units# or #rooming units# on such #story# may be excluded from the definition of #floor area#.

#Dwelling units# with entrance doors on more than one corridor (duplex and triplex units), may count each entrance door as a fraction of the total number of doors to such #dwelling unit# when determining the number of #dwelling units# served per corridor.

DENSITY OF  
DWELLING UNITS PER CORRIDOR

Number of #Dwelling Units# and #Rooming Units# Served by a Corridor per #Story#	District
11	R6 R7
10	R8
8	R9 R10

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**28-50**

**PARKING FOR QUALITY HOUSING**

Except as modified by the provisions of this Section, #accessory#

off-street parking for Quality Housing #developments#, #enlargements# or conversions shall be provided as set forth in Article II, Chapter 5, and Article III, Chapter 6.

6/29/94

**28-51  
Screening**

All open #accessory# off-street #group parking facilities# shall be screened from #residential# units, adjacent #zoning lots# and #streets# in accordance with paragraph (a) of Section 25-66 (Screening).

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**28-52  
Special Regulations for Off-Site Accessory Parking**

Off-site #accessory# off-street parking spaces for Quality Housing #development#, #enlargement# or conversion may be unenclosed, provided that the #zoning lot# on which such spaces are located does not contain a #residential use#.

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**28-53  
Location of Accessory Parking**

On-site #accessory# off-street parking for Quality Housing #developments#, #enlargements# or conversions shall not be permitted between the #street line# and the #street wall# of a #building# or its prolongation.

However, on #through lots# measuring less than 180 feet in depth from #street# to #street#, #accessory# off-street parking may be located between the #street line# and any #street wall# located beyond 50 feet of such #street line#.