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

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

*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.

**Existing**

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

13’ ground floor, 9’ on other floors
40’ overall height
55’ deep

**Proposed**

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

15’ ground floor, 10’ on other floors
45’ overall height
55’ deep

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

**Existing**
- 15’ ground floor, 10’ on other floors
- 35’ base height
- 45’ overall height
- 60’ deep
- Permitted FAR: 2.0
- Achieved FAR: 2.0

**Proposed**
- 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.
- 15’ ground floor, 10’ on other floors
- 45’ base height
- 45’ overall height
- 60’ deep
- Permitted FAR: 2.0
- Achieved FAR: 2.0

Existing R6B envelope on narrow street, interior lot

Proposed R6B envelope on narrow street, interior lot
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

15’ ground floor,
10’ on other floors
55’ base height
65’ overall height
60’ deep

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

15’ ground floor, 10’ on other floors
45’-65’ base height
75’ overall height
60’ deep

Existing R6A envelope on narrow street, interior lot

Proposed R6A envelope on narrow street, interior lot
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

Existing R7A envelope on narrow street, interior lot

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

Proposed R7A envelope on narrow street, interior lot

- Existing: Permitted FAR: 4.0
  - Achieved FAR: 4.0
  - 61’ base height
  - 80’ overall height
  - 60’ deep
  - 13’-6” ground floor, 9’-6” on other floors

- Proposed: Permitted FAR: 4.0
  - Achieved FAR: 4.0
  - 55-75’ base height
  - 85’ overall height
  - 60’ deep
  - 15’ ground floor, 10’ on other floors
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
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  
Proposed R7X envelope on narrow street, interior lot
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 R8A envelope on narrow street, interior lot
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

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.

Existing R8X envelope on narrow street, interior lot

Proposed R8X envelope on narrow street, interior lot
R9A Districts – Basic Height Limit Changes

Narrow street

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

<table>
<thead>
<tr>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted FAR: 7.52</td>
<td>Permitted FAR: 7.52</td>
</tr>
<tr>
<td>Achieved FAR: 7.52</td>
<td>Achieved FAR: 7.52</td>
</tr>
</tbody>
</table>

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.

Existing R9A envelope on narrow street, interior lot

Proposed R9A envelope on narrow street, interior lot
**R9A Districts – Basic Height Limit Changes**

**Wide street**

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

**Existing envelope on wide street, interior lot**

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

- 85-95’ base height
- 145’ overall height
- 65’ deep

- 15’ ground floor, 10’ on other floors

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.

**Proposed R9A envelope on wide street, interior lot**

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

- 95-105’ base height
- 155’ overall height
- 65’ deep

- 15’ ground floor, 10’ on other floors
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.

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.

Existing R9X envelope on narrow street, interior lot

160’

120’

114’ base height
160’ overall height
65’ deep

12’ ground floor, 9’-3” on other floors

Proposed R9X envelope on narrow street, interior lot

175’

125’

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

15’ ground floor, 10’ on other floors

Permitted FAR: 9.0
Achieved FAR: 9.0

Permitted FAR: 9.0
Achieved FAR: 9.0
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.

Existing R9X envelope on wide street, interior lot

**Existing**

- Permitted FAR: **9.0**
- Achieved FAR: **9.0**
- 15’ ground floor, 9’-6” on other floors
- 110’-120’ base height
- 167’ overall height
- 65’ deep

Proposed R9X envelope on wide street, interior lot

**Proposed**

- Permitted FAR: **9.0**
- Achieved FAR: **9.0**
- 15’ ground floor, 10’ on other floors
- 105’-125’ base height
- 175’ overall height
- 65’ deep

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.
R10A Districts – Basic Height Limit Changes

Narrow street

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

**Existing R10A envelope on narrow street, interior lot**

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

  - 125’ base height
  - 185’ overall height
  - 70’ deep

**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.

**Proposed R10A envelope on narrow street, interior lot**

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

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

**Proposed**

Building can fit FAR and maintain street wall continuity

Building breaks street wall continuity to fit FAR

15’ ground floor, 10’ on other floors

15’ ground floor, 10’ on other floors
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

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
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

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

*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

Proposed R6B envelope on narrow street, interior lot
Existing envelope can accommodate permitted FAR, but only with minimal façade articulation and sub-optimal floor to floor heights.

**Existing**

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

- 60’ base height
- 69'-6” overall height
- 60’ deep

- 12’ ground floor, 9’-6” on other floors

**Proposed**

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

- 65’ base height
- 85’ overall height
- 60’ deep

- 15’ ground floor, 10’ on other floors

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.

Existing R6A envelope on narrow street, interior lot

Proposed R6A envelope on narrow street, interior lot
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

Proposed R7A envelope on narrow street, interior lot
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.

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.
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.

**Existing**

- Permitted FAR: 5.0
- Achieved FAR: 5.0

- 65-85’ base height
- 125’ overall height
- 60’ deep
- 15’ ground floor, 10’ on other floors

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.

**Proposed**

- Permitted FAR: 6.0
- Achieved FAR: 6.0

- 85-105’ base height
- 145’ overall height
- 60’ deep
- 15’ ground floor, 10’ on other floors
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.

**Existing**
- Permitted FAR: 7.2
- Achieved FAR: 6.8
- 84’ base height
- 120’ overall height
- 65’ deep
- 12’ ground floor, 9’ on other floors

**Proposed**
- Permitted FAR: 7.2
- Achieved FAR: 7.2
- 85-105’ base height
- 145’ overall height
- 65’ deep
- 15’ ground floor, 10’ on other floors

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.
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

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

11’ ground floor, 9’-3” on other floors

75-85’ base height
150’ overall height
65’ deep

175’

85-105’ base height
175’ overall height
65’ deep

15’ ground floor, 10’ on other floors
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

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
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.

- **Existing**
  - Permitted FAR: 9.7
  - Achieved FAR: 9.7
  - 114’ base height
  - 160’ overall height
  - 70’ deep

- **Proposed**
  - Permitted FAR: 9.7
  - Achieved FAR: 9.7
  - 115-125’ base height
  - 205’ overall height
  - 65’ deep

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.

Building can fit FAR and maintain street wall continuity.
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

Existing R9X envelope on wide street, interior lot

114’ base height
169’ overall height
70’ deep

12’ ground floor, 9’-3” on other floors

170’

120’

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 wide street, interior lot

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

15’ ground floor, 10’ on other floors
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.

Existing

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

Existing R10A envelope on narrow street, interior lot

Proposed

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

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.

Proposed R10A envelope on narrow street, interior lot
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.

**Existing**

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

- 145’ base height
- 205’ overall height
- 70’ deep

- 15’ ground floor, 10’ on other floors

**Proposed**

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

- 145-155’ base height
- 235’ overall height
- 65’ deep

- 15’ ground floor, 10’ on other floors

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.