



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

Chapter 8 - The Quality Housing Program

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Chapter 8 - The Quality Housing Program

28-00 - GENERAL PURPOSES

LAST AMENDED

3/22/2016

The Quality Housing Program is established to foster the provision of multifamily housing and certain #community facilities# that:

- (a) are compatible with existing neighborhood scale and character;
 - (b) provide on-site amenity spaces to meet the needs of its residents; and
 - (c) are designed to promote the security and safety of its residents.
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28-01 - Applicability of this Chapter

LAST AMENDED

2/27/2020

The Quality Housing Program is a specific set of standards and requirements that, in conjunction with the #bulk# provisions for #Quality Housing buildings# set forth in Article II, Chapter 3, and Article III, Chapter 5, as applicable, apply to #buildings# containing #residences#, #long-term care facilities# or philanthropic or non-profit institutions with sleeping accommodations, or some combination thereof as follows:

- (a) 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](#), all such #buildings# shall comply with the Quality Housing Program standards and requirements as set forth in this Chapter.
 - (b) In other R6, R7, R8, R9 or R10 Districts, and in the equivalent #Commercial Districts# listed in Sections [34-111](#) and [34-112](#), all #developments# and #enlargements# of such #buildings# utilizing the Quality Housing #bulk# regulations in Article II, Chapter 3, shall comply with the Quality Housing Program standards and requirements set forth in this Chapter.
 - (c) In R5D Districts, only the requirements set forth in Sections [28-12](#) (Refuse Storage and Disposal), [28-23](#) (Planting Areas) and [28-43](#) (Location of Accessory Parking) shall apply.
 - (d) In R6 through R10 Districts, and in the equivalent #Commercial Districts# listed in Sections [34-111](#) and [34-112](#), for #developments# and #enlargements# of #community facility buildings# containing #long-term care facilities# or philanthropic or non-profit institutions with sleeping accommodations, or portions of #buildings# containing such #uses#, where such #buildings# utilize the #bulk# regulations for #Quality Housing buildings# in Article II, Chapter 3, in R6 through R10 Districts with a letter suffix, or the height and setback regulations for #Quality Housing buildings# in Article II, Chapter 3, in R6 through R10 Districts without a letter suffix, the Quality Housing Program standards and requirements of this Chapter shall apply, except that the provisions of Section [28-12](#) shall be optional.
 - (e) The provisions of this Chapter shall not apply to #dwelling units# #converted# pursuant to Article I, Chapter 5, unless such #conversions# meet the requirements for #residential developments# of Article II (Residence District Regulations).
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28-02 - Definitions

LAST AMENDED
3/22/2016

Dwelling unit

For the purposes of applying the provisions of this Chapter to philanthropic or non-profit institutions with sleeping accommodations and to #long-term care facilities#, the term “dwelling unit” shall include #dwelling units# and #rooming units#, as set forth in the New York City Housing Maintenance Code.

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#.

28-03 - Quality Housing Program Elements

LAST AMENDED
3/22/2016

The Quality Housing Program consists of four components: #building# interior, recreation space and planting, safety and security, and parking requirements.

The #building# interior component sets forth 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 #dwelling units# per corridor.

The parking component screens #accessory# parking spaces from the public realm.

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

28-10 - BUILDING INTERIOR

LAST AMENDED
3/22/2016

28-11 - Elevated Ground Floor Units

LAST AMENDED
3/22/2016

For all #Quality Housing buildings# with entryways at #curb level# that accommodate ramps, stairs or lifts to #dwelling units# that are elevated above #curb level# on the first #story# of the #building#, up to 100 square feet of such entryways may be excluded from the definition of #floor area# for each foot of difference between the floor level of such #dwelling units# and #curb level#. However, no more than a maximum of 500 square feet may be excluded from the definition of #floor area# for each #building#.

28-12 - Refuse Storage and Disposal

LAST AMENDED

3/22/2016

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

In R5D Districts, #developments# with nine or more #dwelling units# per #zoning lot#, and #enlargements#, #extensions# or #conversions# that result in 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# and any adjacent #zoning lot# with a total of nine or more #dwelling units# are #developed# or #enlarged# under common ownership or control.

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#, #long-term care facilities# and philanthropic or non-profit institutions with sleeping accommodations, as applicable, and at least one for other #community facility# and #commercial uses#. #Residential# storage and removal locations shall be provided at the rate of 2.9 cubic feet per #dwelling unit#.

A refuse disposal room of not less than 12 square feet with no dimension less than three feet shall be provided on each #story# that has entrances to #dwelling units#. Twelve square feet of floor space allocated to such refuse disposal room shall be excluded from the definition of #floor area# per #story#.

28-13 - Laundry Facilities

LAST AMENDED

3/22/2016

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# and at least one dryer per 40 #dwelling 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, or ceilings with skylights, measuring not less than 9.5 percent of the total floor space of the rooms;
- (d) where windows are provided to meet such requirement, they face a #street#, #yard# or #court# that meets the applicable regulations set forth in Article II, Chapter 3; and
- (e) where skylights are provided to meet such requirement, they are located in a #yard# or #court# that meets the regulations set forth in Article II, Chapter 3, and are unobstructed from their lowest level to the sky, except by permitted obstructions set forth in Section [23-87](#) (Permitted Obstructions in Courts).

28-14 - Daylight in Corridors

LAST AMENDED

3/22/2016

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 at least 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 facing a #street#, #yard# or #court# that meets the applicable regulations set forth in Article II, Chapter 3.

28-20 - RECREATION SPACE AND PLANTING AREAS

LAST AMENDED
3/22/2016

28-21 - Required Recreation Space

LAST AMENDED
3/22/2016

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

The amount of recreation space required is expressed as a percentage of the total #residential# #floor area# or #community facility# #floor area# allocated to #long-term care facilities# or philanthropic or non-profit institutions with sleeping accommodations, as applicable, 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 [28-22](#) (Standards for Recreation Space), not exceeding the amount required in the table, shall be excluded from the definition of #floor area#.

District	Minimum Required Recreation Space (as a percentage of the #residential# #floor area# or applicable #community facility# #floor area#)
R6 R7	3.3
R8 R9 R10	2.8

28-22 - Standards for Recreation Space

LAST AMENDED
3/22/2016

- (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#, or the #community facility# portion of a #building# allocated to #long-term care facilities# or philanthropic or non-profit institutions with sleeping accommodations, as applicable.

- (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 10 percent of the outdoor recreation space, provided that the lowest level of the projection is at least 10 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, or ceiling with skylights, that measures not less than 9.5 percent of the total floor space of the room. Where windows are provided to meet such requirement, they shall face a #street#, #yard# or #court# that meets the applicable regulations set forth in Article II, Chapter 3. Where skylights are provided to meet such requirement, they shall be located in a #yard# or #court# that meets the applicable regulations set forth in Article II, Chapter 3 and shall be unobstructed from their lowest level to the sky, except for permitted obstructions set forth in Section [23-87](#) (Permitted Obstructions in Courts).

28-23 - Planting Areas

LAST AMENDED
3/22/2016

The area of the #zoning lot# between the #street line# and all #street walls# of the #building# and their prolongations shall be planted at ground level, or in raised planting beds that are permanently affixed to the ground, except that such plantings shall not be required at the entrances to and exits from the #building#, within driveways accessing off-street parking spaces located within, to the side, or rear of such #building#, or between non-#residential uses#, other than philanthropic or non-profit institutions with sleeping accommodations and #long-term care facilities#, and the #street line#. No #zoning lot# shall be altered in any way that will either create a new #non-compliance# or increase the degree of #non-compliance# with the provisions of this Section.

28-30 - SAFETY AND SECURITY

LAST AMENDED
3/22/2016

28-31 - Density per Corridor

LAST AMENDED
3/22/2016

If the number of #dwelling 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# 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

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

28-40 - PARKING FOR QUALITY HOUSING

LAST AMENDED
3/22/2016

Except as modified by the provisions of this Section, #accessory# off-street parking shall be provided as set forth in the applicable underlying district regulations.

28-41 - Screening

LAST AMENDED
3/22/2016

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

28-42 - Special Regulations for Off-site Accessory Parking

LAST AMENDED
3/22/2016

Off-site #accessory# parking spaces may be unenclosed, provided that the #zoning lot# on which such spaces are located does not contain a #residential use#.

28-43 - Location of Accessory Parking

LAST AMENDED
3/22/2016

On-site #accessory# off-street parking 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#.