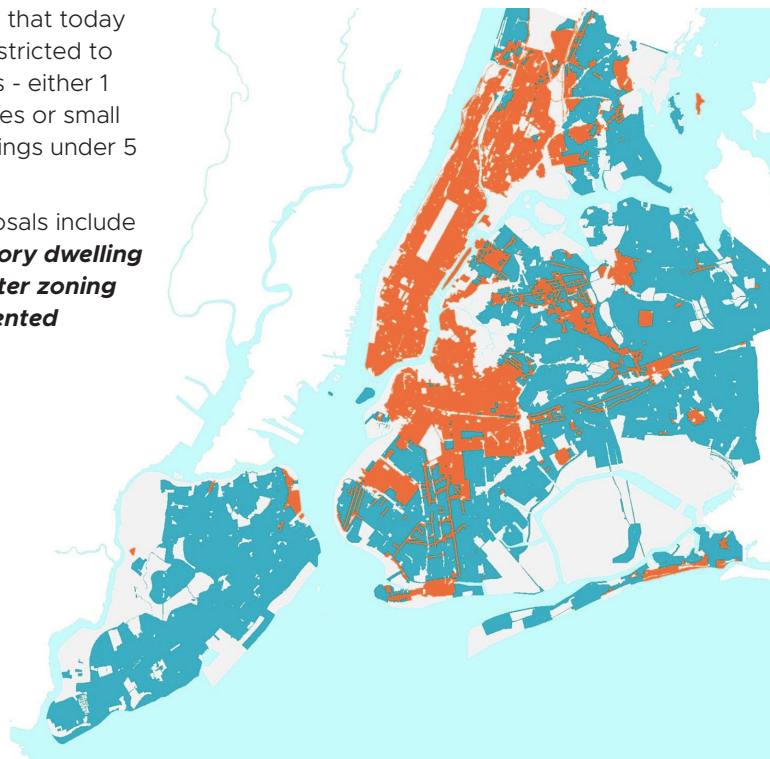


What are the Zoning for Housing Opportunity Proposals for Low-Density Districts?

As part of *City of Yes, Zoning for Housing Opportunity*, the City is proposing a series of zoning rule changes to make it easier to create new housing in low-density residential districts - shown in blue on the map below.

These are areas that today are generally restricted to smaller buildings - either 1 or 2 family houses or small apartment buildings under 5 stories.

The City's proposals include allowing **accessory dwelling units; town center zoning and transit-oriented development.**



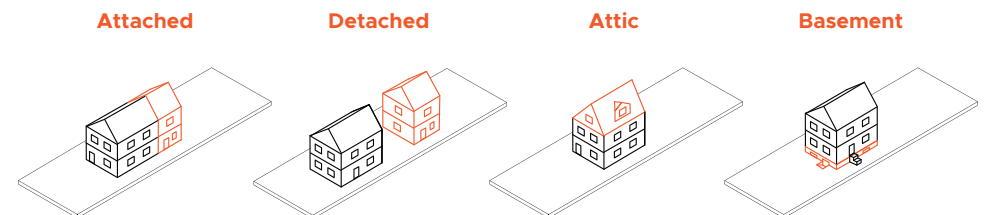
■ LOW DENSITY (R1-R5) ■ MEDIUM AND HIGH DENSITY

Would the new housing be affordable?

There are currently no requirements for including affordable units through these proposals - though the City believes introducing more types of housing will naturally lead to more units with lower rents in low-density districts.

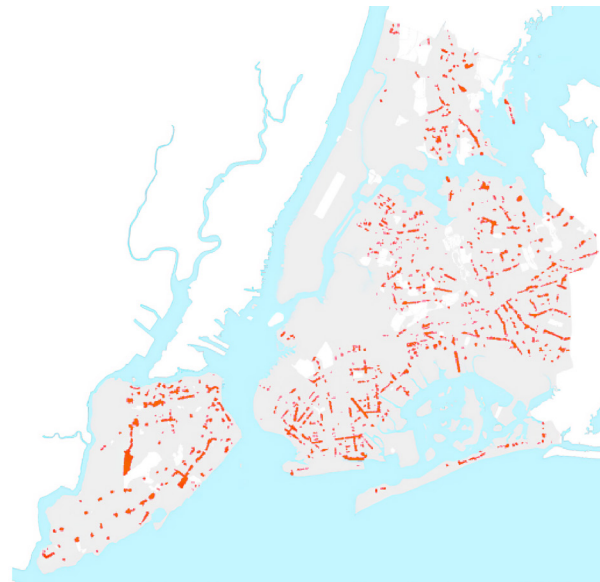
Accessory Dwelling Units (ADUs)

The City is proposing to change the zoning rules to allow ADUs - a small housing unit on the same lot as 1- or 2-family homes - in these types of zoning districts, allowing homeowners to use them for family or rent them out as separate units. These additional units would be size-limited and could be attached or detached from existing homes. This proposal would also help create a pathway to legalize and ensure safety in currently occupied informal housing spaces, such as basement apartments.



Town Center Zoning

The City is proposing to adjust zoning regulations to enable small apartment buildings of 3-5 floors, with commercial ground floors, in all low-density commercial districts that already allow housing today. These buildings could be on the higher end (5 floors) if they are near transit, and on the lower end (3 floors) if they are not.



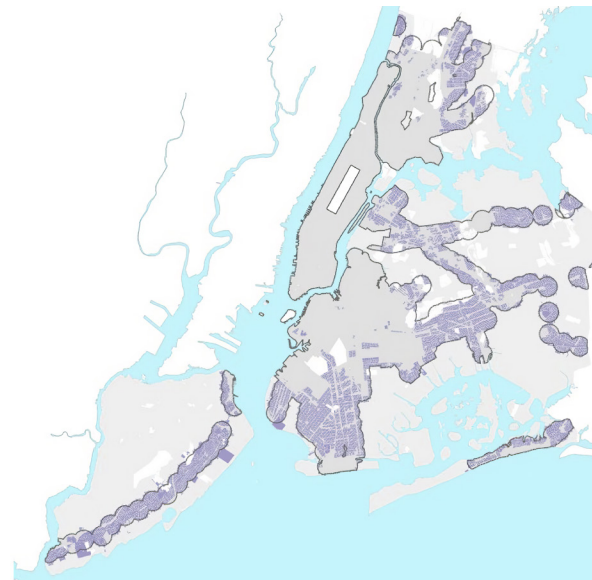
■ COMMERCIAL OVERLAYS IN LOW DENSITY DISTRICTS, WHERE TOWN CENTER ZONING APPLIES



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Transit-Oriented Development

The City is proposing to adjust zoning regulations to enable small apartment buildings of 3-5 floors on large sites near transit, in all low-density residential districts. For low-density districts near transit (shown in purple on the map) this would apply for lots over 5,000 square feet on a wide street or short end of the block or that will include a community facility use. In low-density districts further away from transit, large lots with an existing community facility use would also qualify.



■ LOW DENSITY DISTRICTS, ■ GRATER TRANSIT ZONE



EXAMPLE OF A QUALIFYING SITE IN AN R5 DISTRICT - CURRENT



EXAMPLE OF A QUALIFYING SITE IN AN R5 DISTRICT - WITH TOD