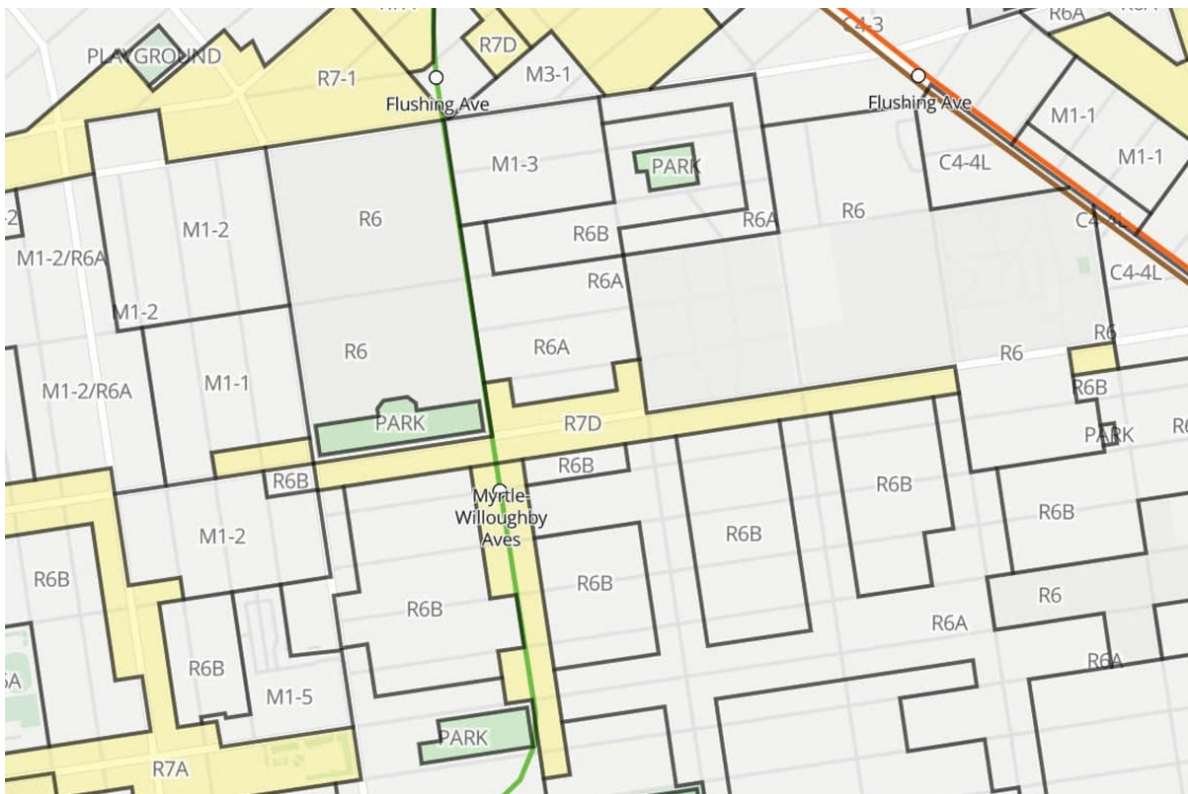




# R7D Zoning NYC, Multifamily Residential

by Jorge Fontan | Last updated Jul 10, 2020 | NYC Zoning



In NYC R7D Zoning is a medium density residential zoning district. It is a contextual zone and must follow the regulations for the Quality Housing Program. R7D is found in Manhattan, The Bronx, Brooklyn , and Queens.

This post will focused on R7D Contextual Zoning, here is a list of all the R7 Zoning Districts.

## Basic R7 Zoning Districts

- [R7-1 Zoning](#)
- [R7-2 Zoning](#)

### R7 Contextual Districts

- [R7A](#)
- [R7B](#)
- [R7D](#)
- [R7X](#)

## R7D Zoning NYC

R7D is a medium density contextual residential zoning district in New York City. R7D districts have multifamily buildings about 8 to 10 stories high.

### Quality Housing Program R7D Contextual Zoning

The Quality Housing Program is a separate set of zoning rules that are mandatory in Contextual Districts. Quality Housing promotes shorter wider buildings that are typically larger in square footage than a tall skinny building. The Quality Housing Program is not to be confused with the Inclusionary Housing Program for affordable housing. The quality housing program is separate set of zoning regulations and has nothing to do with low income or

affordable housing. The quality housing program typically will result in a larger building of a higher quality. There are more zoning floor area deductions in quality housing that would give you a boost to your total building size.

Zoning districts that end in a letter like R7D are “[Contextual Districts](#)” and must follow the rules of the [Quality Housing Program](#).

## R7D Inclusionary Housing Program

Always check if your property is subject to requirements of the [Inclusionary Housing Program](#). These are districts that have either optional and sometimes mandatory requirements for low income housing. Typically in these areas you provide 20% of your floor area for affordable units. There can be zoning penalties if you choose not to provide it, and zoning bonuses if you do.

## R7D Zoning Community Facility

R7D Zoning is a residential zone but Community Facility uses are allowed in all R7 zones. In the instance of a community facility the zoning calculations may be different. One can also build a mixed use building with both community facility and residential use.

## R7D Zoning Commercial Overlay

Sometimes residential districts have commercial overlays. This means the zone is primarily residential but commercial use is allowed instead, or you can have both as a mixed use building. Here is a link to an article we wrote on [Commercial Overlays](#).

## R7D Zoning Regulations For Quality Housing

### Lot Size:

Minimum Lot width = 18 Feet

Minimum Lot Area = 1,700 Sq Ft

### Lot Coverage:

Corner Lot = 100%

Interior or Through Lot = 65%

### Floor Area Ratio (FAR):

FAR = 4.2

Inclusionary Housing FAR (with bonus) = 5.6

### Density Factor

680

**Building Base Height:** This indicates a setback is required at these heights

Base Height = 60 Minimum / 85 Maximum

Inclusionary Housing Base Height = 60 Minimum / 95 Maximum

A setback is required in the base height range. Or this can be the maximum height of the building without a setback.

**Overall Building Height:** This is the maximum building height

Building Height: = 100 feet (105 with Qualifying Ground Floor) 10 stories maximum.

Inclusionary Housing Building Height: = 110 feet (115 with Qualifying Ground Floor) 11 stories maximum.

**Yards:**

Corner Lot: No Yards Required

Interior Lot = 30 foot minimum rear yard required

## R7D Zoning Analysis Example

Here is an example zoning analysis. Be aware that zoning is complicated and I am only addressing the basics here. I assure you there are many additional issues and variations to consider beyond this example.

### R7D Zoning Example Lot

Lets assume we have a 50 foot wide and 100 foot deep property in an R7D Zoning District in Manhattan on an interior lot.

**Zoning Floor Area/ Floor Area Ratio (FAR)**

The floor area ratio is 4.2 The **FAR** is a ratio that determines how many square feet you can build on the property. You simply take the property size and multiply it by the **FAR**.

In this example we have:

FAR of 4.2

Lot Size of 50 feet x 100 feet.

**Zoning Floor Area = Lot Area X FAR**

Lot Area = 50 x 100

Lot Area = 5,000 sq ft

FAR = 4.2

Zoning Floor Area = 5,000 sq ft x 4.2

**Zoning Floor Area = 21,000 sq ft**

## How many apartments can we build on our R7D lot?

Zoning regulates the maximum number of residential units you can put in a building.

## R7D Zoning Example Conclusion

In this example we are proposing to build a 21,000 sq ft building. The apartment building will be 7 stories tall and have a setback at least on the top floor. The Building will have a foot print of 50 x 65. It will have a maximum of 31 apartments but can have less as well.

## R7D Zoning Codes

The New York City Zoning Resolution is complicated and quite in depth. In this article we reviewed some basic Zoning Codes with regards to R7D Zoning. This analysis does not assume to cover every possible issue, but provide a general overview of the relevant zoning codes. Every project is unique and should be assessed by a professional licensed Architect.

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Thank you for reading our Blog Post on R7D Zoning.

I hope this was helpful. If you want to discuss a specific project with an architect please feel free to [Contact Fontan Architecture](#). We will be happy to help.

[Contact Fontan Architecture](#)

## Jorge Fontan

This post was written by Jorge Fontan AIA a Registered Architect and owner of New York City architecture firm Fontan Architecture. Jorge Fontan has earned 3 degrees in the study of architecture including two degrees from the City University of New York and a Masters Degree in Advanced Architectural Design from Columbia University. Jorge has a background in construction and has been practicing architecture for 15 years where he has designed renovations and new developments of various building types.



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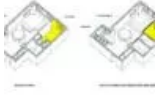
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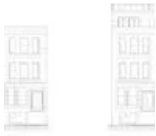


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