

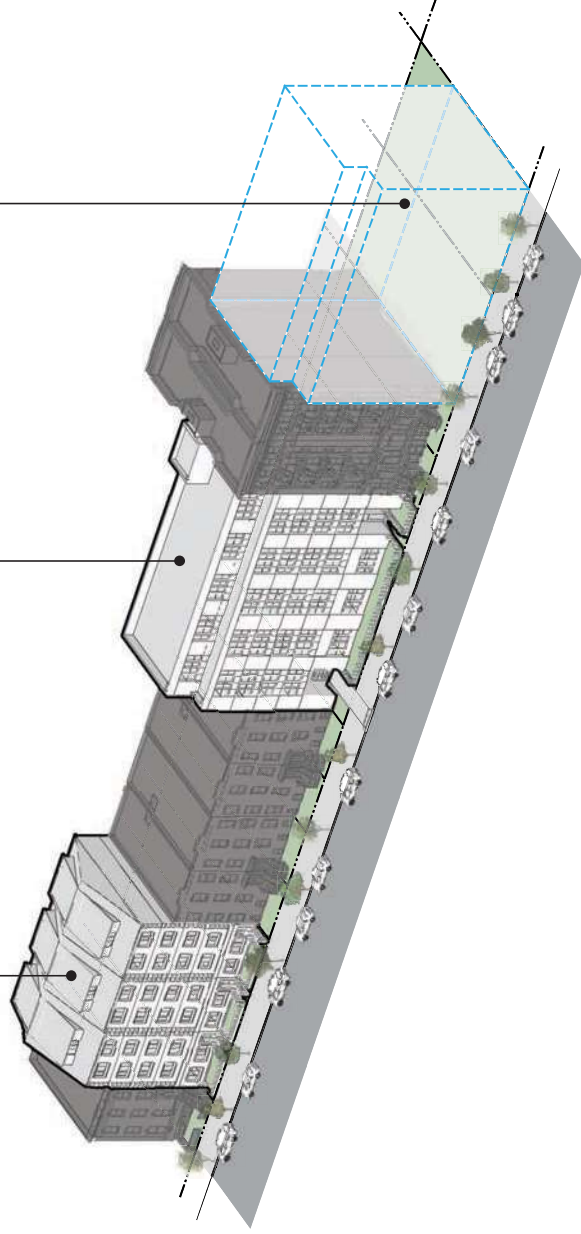
New construction under R7B regulations

New construction under R7B regulations

Basic Quality Housing envelope

# R7B

R7B *contextual districts* are medium density districts designed to reflect the character and scale of older neighborhoods with a slightly larger scale than R6B Districts. Any new *buildings* constructed must be *Quality Housing buildings*, and heights are typically either six or seven *stories*. The *bulk* rules ensure that buildings either preserve or establish a neighborhood form that is compatible with older, medium density buildings. These districts are often, but not exclusively, mapped along *narrow streets*. R7B Districts were created in 1987, and can be found in Park Slope and Bay Ridge, Brooklyn; the East Village and Greenwich Village, Manhattan; and in Elmhurst, Queens.



Boerum Hill, Brooklyn



Lower East Side, Manhattan

## Medium Density Contextual Residence District

R7B	Lot Area min.	Lot Width min.	Rear Yard min.	Lot Coverage Corner max.	FAR max.	Base Height min.-max.	Building Height max.	# of Stories max.	DU Factor	Required Parking	
										Basic	IRHU
Basic	1,700 sf	18 ft	30 ft	100%	3.00	40-65 ft	75 ft	n/a	680	50% of DU	25% of IRHU

# R7D

R7D *contextual districts* are medium density districts designed to produce **Quality Housing** buildings that are slightly larger than what an R7A District allows. Building heights in these districts typically range between 10 and 11 *stories*. Contextual **bulk** regulations produce new **buildings** that will be similar in scale to older medium density buildings. These districts are often, but not exclusively, mapped along **wide streets**. The R7D District was created in 2007 to be mapped in Bedford Stuyvesant. Since then, the district has been mapped in Norwood, The Bronx and Hamilton Heights, Manhattan.



Bedford Stuyvesant, Brooklyn



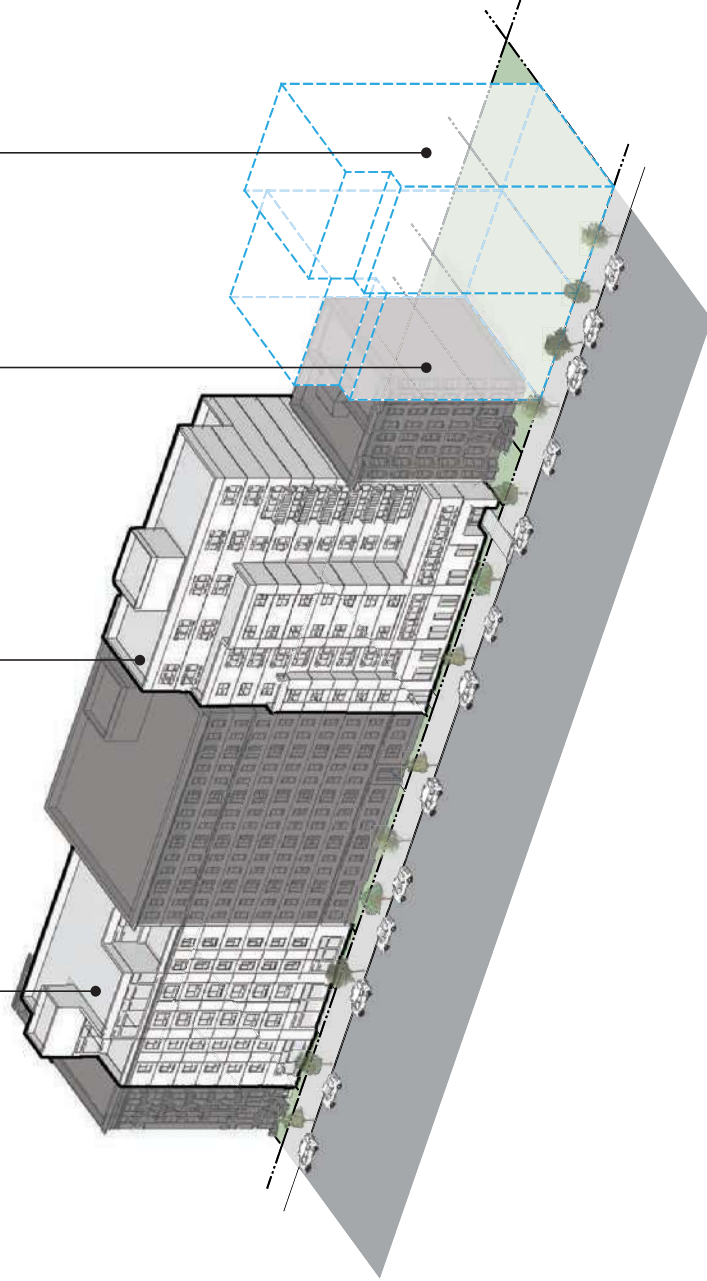
Bedford Stuyvesant, Brooklyn

New construction under R7D regulations

New MIH construction under R7D regulations

Basic Quality Housing envelope

Mandatory Inclusionary Housing envelope



## Medium Density Contextual Residence District

R7D	Lot Area min.	Lot Width min.	Rear Yard min.	Lot Coverage		FAR max.	Base Height min. - max.	Building Height max. (w/QGF)	# of Stories max. (w/QGF)	DU Factor	Required Parking	
				Corner max.	Other Lot max.						Basic	IRHU min.
Mandatory Inclusionary Housing	1,700 sf	18 ft	30 ft	100%	65%	4.20	60-85 ft	100 (105) ft	n/a (10)	680	50% of DU	15% of IRHU
				100%	65%	5.60	60-95 ft	110 (115) ft	11			

# R7X

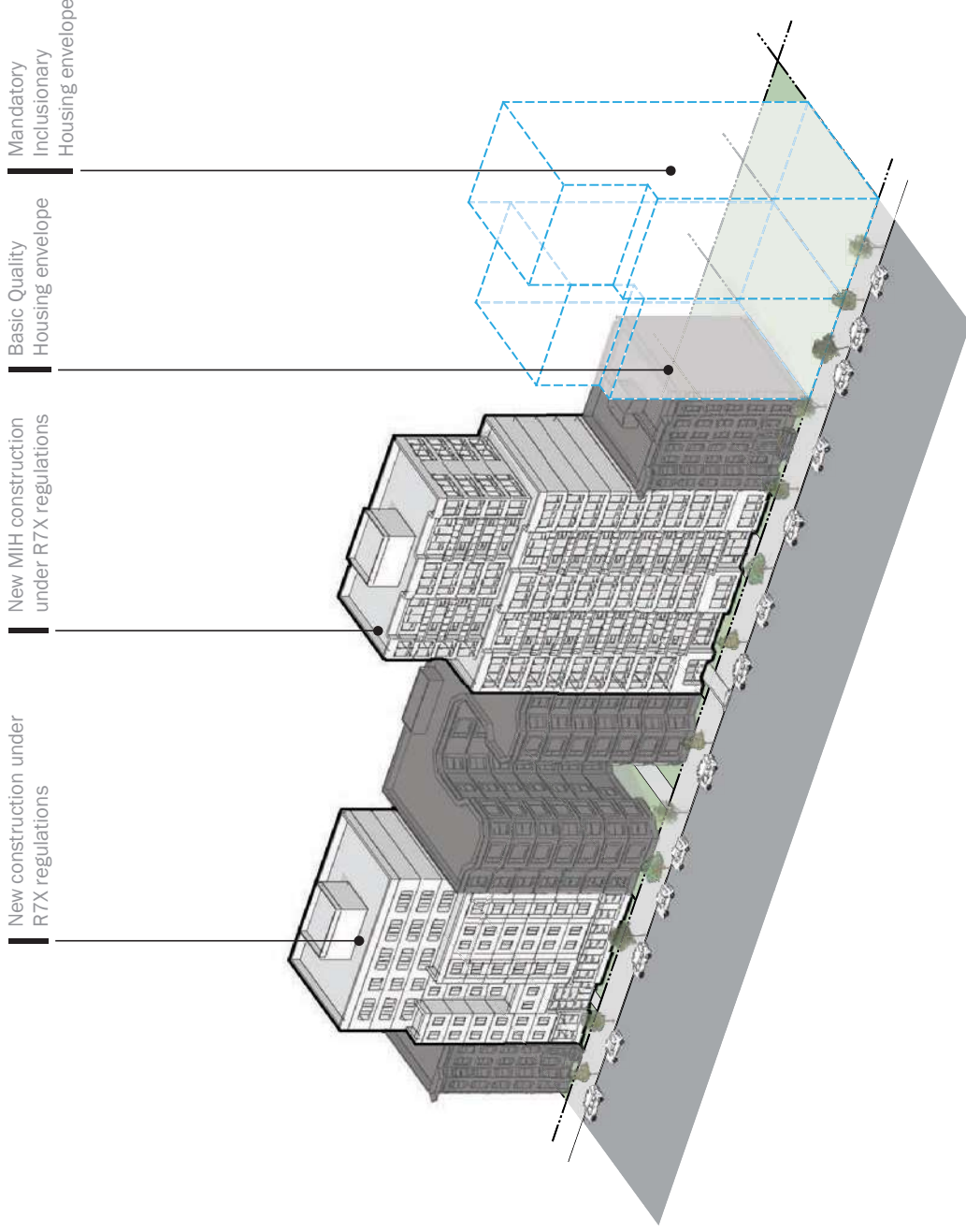
R7X *contextual districts*, created in 1987, are medium density districts designed to produce new *Quality Housing buildings* that are larger than what an R7A District allows, with much more flexibility in the *building envelope*. These districts often result in building heights of between 12 and 14 *stories*. *Bulk* regulations ensure the lower portions of the *buildings* are compatible with older medium density buildings, whether this scale is being newly established or preserved. These districts are often, but not exclusively, mapped along *wide streets*. They can be found in Mott Haven, The Bronx; Williamsburg, Brooklyn; East Harlem, Manhattan; and in Woodside and Hunters Point, Queens.



Long Island City, Queens



Astoria, Queens



## Medium Density Contextual Residence District

R7X	Lot Area min.	Lot Width min.	Rear Yard min.	Lot Coverage Corner max.	FAR max.	Base Height min.-max. (w/QGF)	Building Height max. (w/QGF)	# of Stories max. (w/QGF)	DU Factor	Required Parking	
										Basic	IRHU min.
Mandatory Inclusionary Housing	1,700 sf	18 ft	30 ft	100%	5.00	60-85 (95) ft	120 (125) ft	n/a (12)	680	50% of DU	15% of IRHU
										70%	14

## R8A

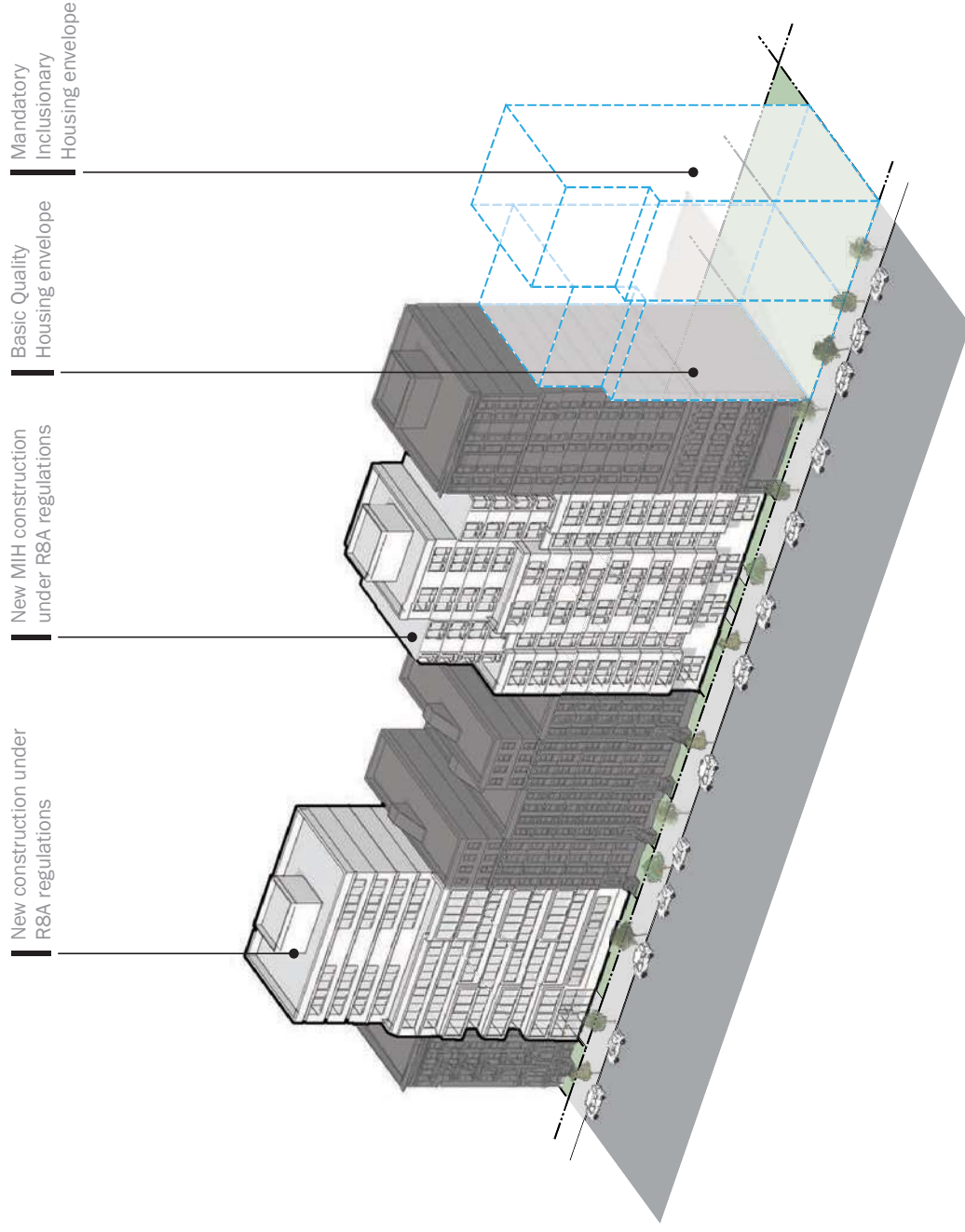
R8A *contextual districts* are high density districts designed to produce *Quality Housing* buildings, which, with heights of roughly 12 to 14 *stories*, are higher than an R7A District, and with higher *FAR* than an R7X District allows. Contextual *bulk* regulations ensure that *buildings* will either preserve or establish a scale compatible with older, higher density buildings. These districts are often, but not exclusively, mapped along *wide streets*. R8A Districts were created in 1984, and can be found in Mott Haven and the Lower Concourse, The Bronx; in DUMBO, along 4th Avenue in Park Slope and along Atlantic Avenue in East New York, Brooklyn; and in Harlem and the Lower East Side of Manhattan.



Harlem, Manhattan



Lower East Side, Manhattan



### Medium Density Contextual Residence District

R8A	Lot Area min.	Lot Width min.	Rear Yard min.	Lot Coverage		FAR max.	Base Height min.-max. (w/QGF)	Building Height max. (w/QGF)	# of Stories max. (w/QGF)	DU Factor	Required Parking	
				Corner max.	Other Lot max.						Basic min.	IRHU
Mandatory Inclusionary Housing	1,700 sf	18 ft	30 ft	100%	70%	6.02	60-85 (95) ft	120 (125) ft	n/a (12)	680	40% of DU	12% of IRHU
				7.20	60-105 ft	140 (145) ft	14					

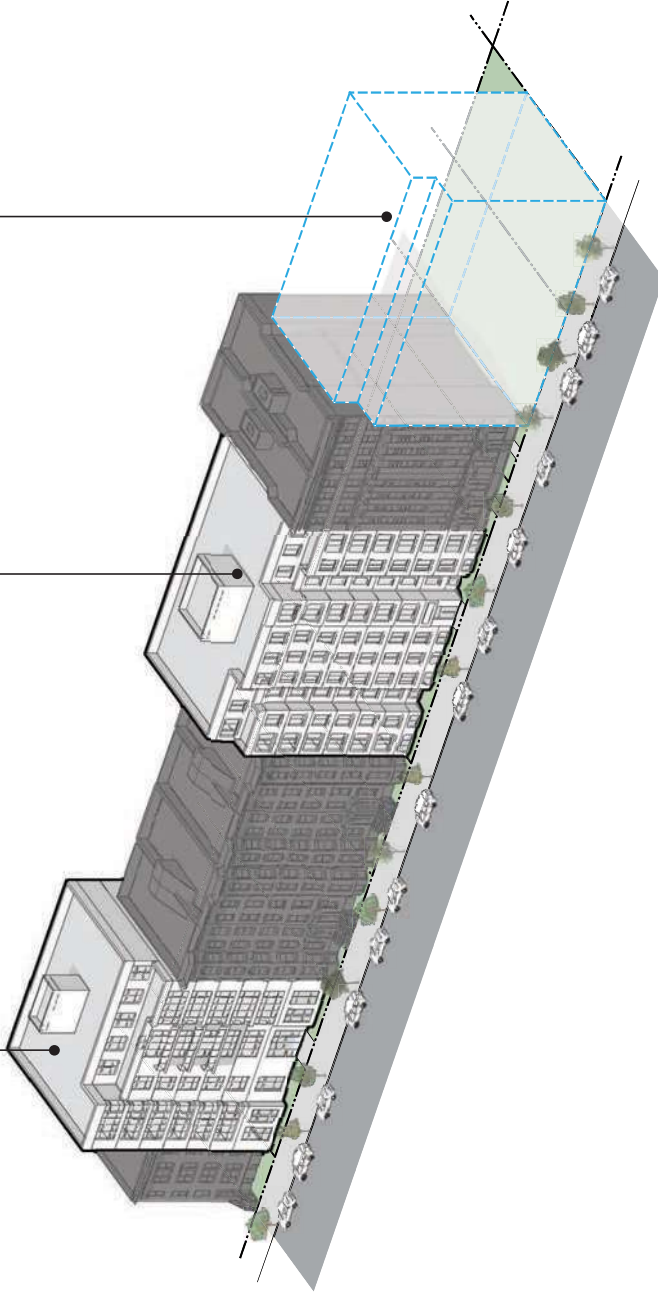
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Basic Quality Housing envelope

# R8B

R8B **contextual districts**, created in 1984, are medium density districts designed to preserve the character and scale of older row-house neighborhoods. These districts allow the construction of buildings with heights of roughly six to seven **stories**, with a slightly higher **FAR** than R7B Districts. Any new buildings constructed must be **Quality Housing** buildings. Contextual **bulk** controls produce **buildings** that either preserve or create a context similar to older, rowhouse and tenement buildings. These districts are often, but not exclusively, mapped along **narrow streets** and are found primarily on the midblocks of the Upper West Side, Upper East Side and Lower East Side of Manhattan.



Lower East Side, Manhattan



Upper West Side, Manhattan

## Medium Density Contextual Residence District

R8B	Lot Area min.	Lot Width min.	Rear Yard min.	Lot Coverage Corner max.	FAR max.	Base Height min.-max.	Building Height max.	# of Stories max.	DU Factor	Required Parking	
										Basic	IRHU min.
Basic	1,700 sf	18 ft	30 ft	100%	4.00	55-65 ft	75 ft	n/a	680	50% of DU	15% of IRHU

# R8X

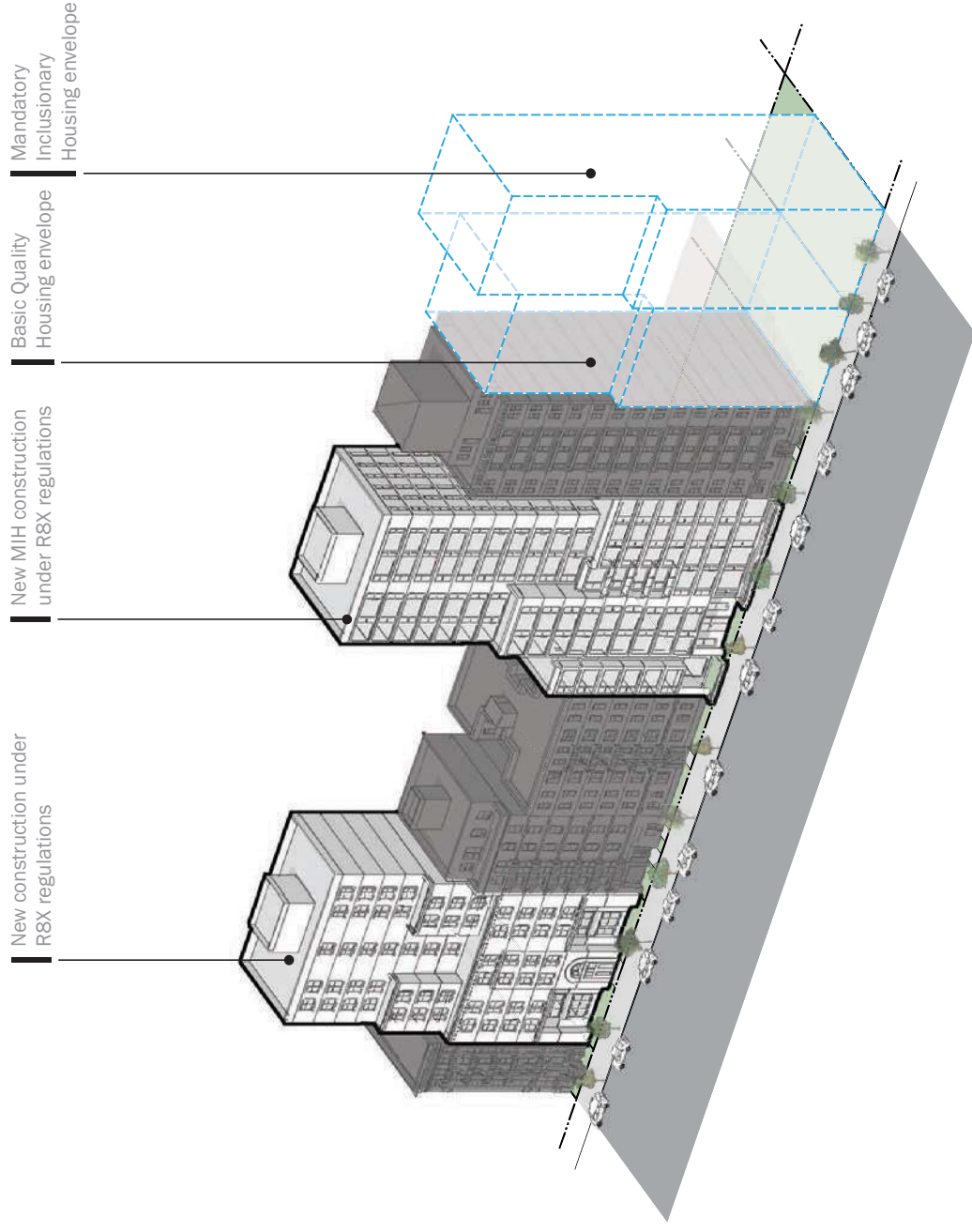
R8X *contextual districts* are high density districts designed to produce *Quality Housing* buildings, with the same *FAR* as an R8A District but with more flexibility in the *building envelope*. These districts allow buildings with a height of between 15 and 17 stories. Contextual *bulk* regulations ensure that the lower portions of the *buildings* are compatible with older medium density buildings, whether this scale is being newly established or preserved. These districts are often, but not exclusively, mapped along *wide streets*. R8X Districts were created in 1987, at the same time many other medium density contextual districts were established. They are mapped in very few locations, but can be found in West Farms and around Grand Army Plaza in Brooklyn.



Prospect Heights, Brooklyn



Foxhurst, The Bronx



## Medium Density Contextual Residence District

R8X	Lot Area min.	Lot Width min.	Rear Yard min.	Lot Coverage max.		FAR max.	Base Height min.-max. (w/QGF)	Building Height max. (w/QGF)	# of Stories max. (w/QGF)	DU Factor	Required Parking min.	
				Corner	Other Lot						Basic	IRHU
Basic Mandatory Inclusionary Housing	1,700 sf	18 ft	30 ft	100%	70%	6.02	60-85 (95) ft	150 (155) ft	n/a (15)	680	40% of DU	12% of IRHU
				7.20	60-105 ft	170 (175) ft	17					