28-00 - GENERAL PURPOSES

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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.

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).

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).
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

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.