28-10 - BUILDING INTERIOR

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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).

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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.