

Zoning Studies Setbacks – OSR -FAR

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- **ZONING STUDY:**
 USING THE SITE DIMENSIONS, SETBACK LIMITS,
 FAR AND OSR RATIOS IT DETERMINES THE
 ALLOWABLE BULK OF A GIVEN SITE

ZONING STUDIES

- LOCATE DATA
- CALCULATE LOT
- REVIEW SETBACKS
- OSR CALCULATIONS
- FAR CALCULATIONS

IMAGE SOURCE:

[HTTP://WWW.OASISNYC.NET/MAP.ASPX?ZOOMTO=LOT:3001310001](http://www.oasisnyc.net/map.aspx?zoomto=lot:3001310001)
[HTTP://WWW.NYC.GOV/HTML/DCP/HTML/ZONE/ZONEDX.SHTML](http://www.nyc.gov/html/dcp/html/zone/zoneDEX.shtml)

Data Research

Locate zoning maps to determine Use Group, FAR and OSR. Locate Block and Lot information to determine site dimensions.

Step 1

Calculate the area of the lot

Step 2

Review the setback limitations to determine the building footprint

Step 3

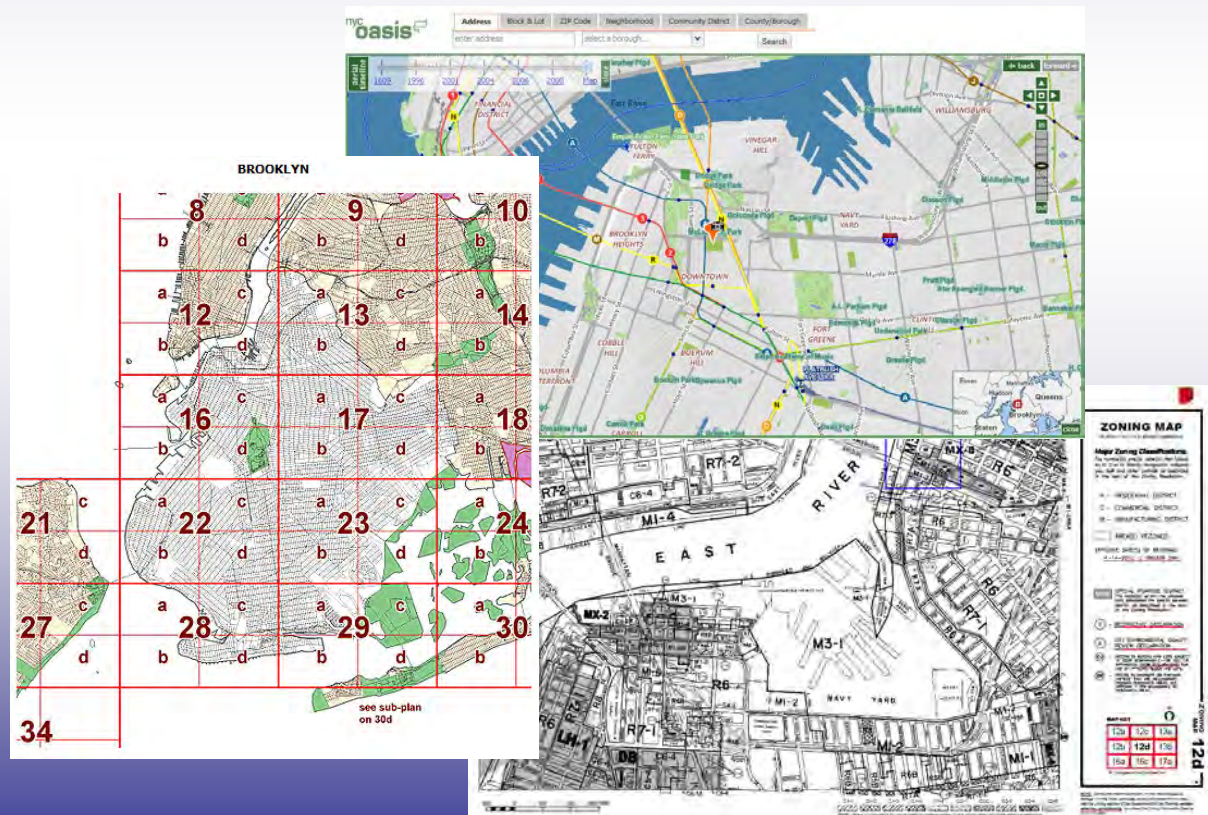
Calculate the Open Space Ratio (OSR) to determine the maximum lot coverage

Step 4

Compare the setbacks to the OSR calculations to see which is more restrictive

Step 5

Calculate the Floor Area Ratio (FAR) to find the maximum allowable floor area and calculate the building height



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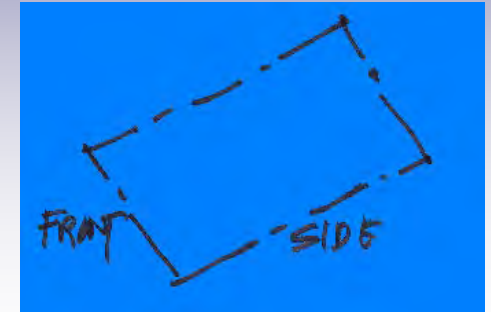
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		Side 1			
		Side Yard 1 Setback			
Street	Front Yard Setback	Setback Buildable Area	Rear Yard Setback	Next Yard	
		Side Yard 2 Setback			
		Side 2			
		Side 1			
		175'			
Street	120'	21,000 sq ft		Next Yard	
		Side 2			
					<p>Preparation: Property Size 175' x 120' Setbacks</p> <p>Front Setback = 25 feet Rear Setback = 35 feet</p> <p>Side1 Setback = 10 feet Side2 Setback = 20 feet</p> <p>OSR = 30 or 30% FAR = 5</p>
					<p>Step 1: Calculate lot area 175' x 120' = 21,000 sq ft</p>

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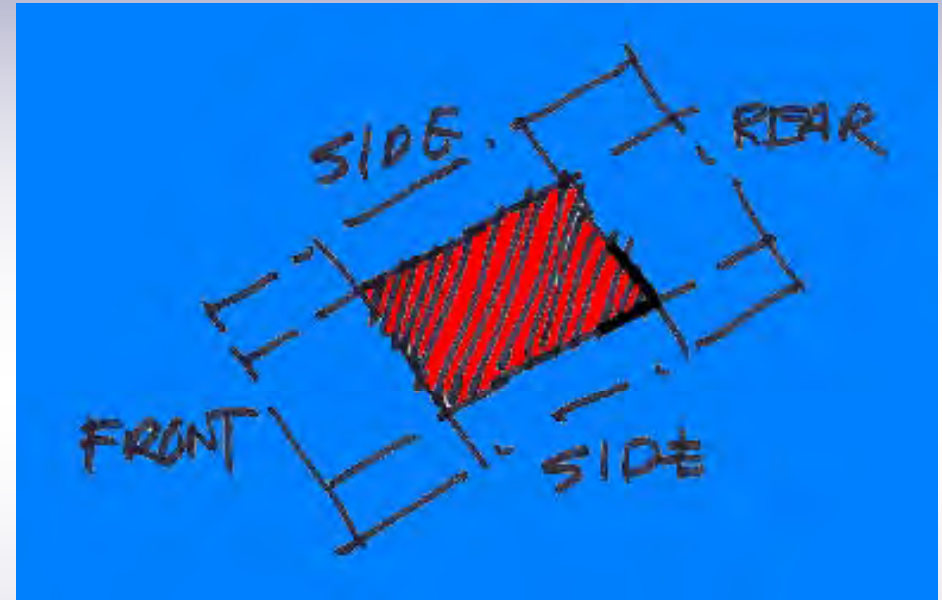
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	25'	25'	35'			
10'		Side 1				Step 2: Review Setbacks Front Setback = 25 feet Rear Setback = 35 feet
90' Street	Front Yard Setback	10,350 sq ft	Rear Yard Setback	Next Yard		Side1 Setback = 10 feet Side2 Setback = 20 feet
20'		Side 2				25' + 35' = 60' 175' - 60' = 115' 10' + 20' = 30' 120' - 30' = 90'
						Footprint 115' x 90' = 10,350 sq ft

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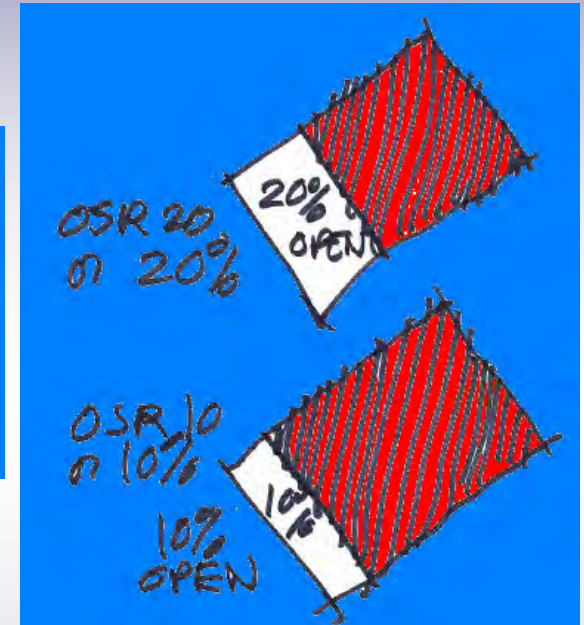
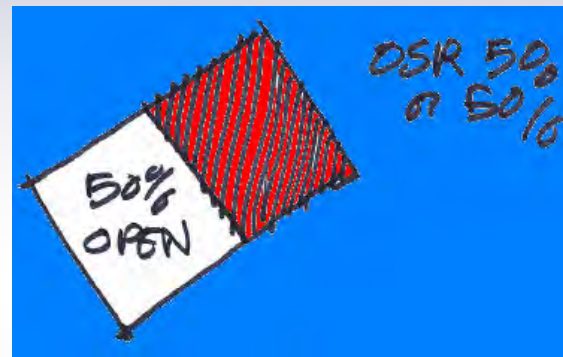
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Street	70% footprint allowable 14,700 sq ft	30% open space 6,300 sq ft	Next Yard
<p>Step 3: Calculate Open Space Ratio</p> <p>$OSR = 30$ or 30%</p> <p>Site Area x OSR $21,000 \times .30 = 6,300$ sq ft open</p> <p>OSR Footprint $21,000 - 6,300 = 14,700$ sq ft</p>			

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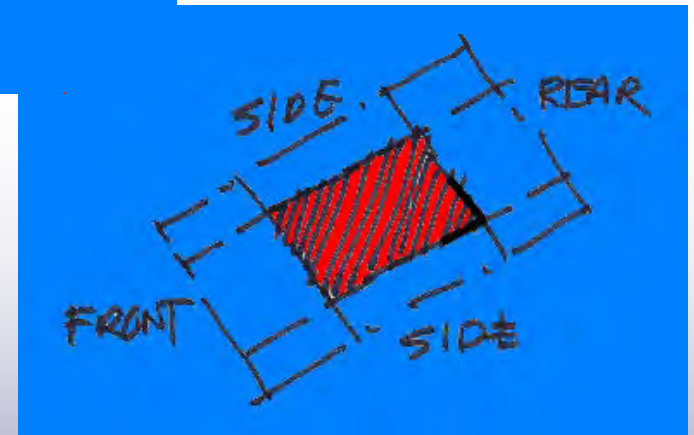
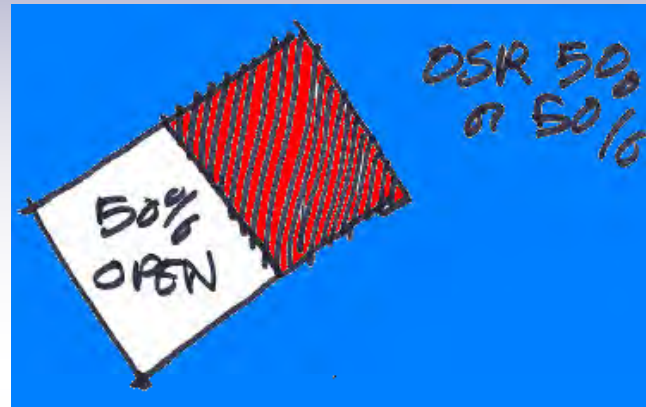
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Step 4: Compare OSR and Setbacks	
<i>Setback allowable is more restrictive</i>	Setback Footprint 10,350 sq ft
	OSR Footprint 14,700 sq ft

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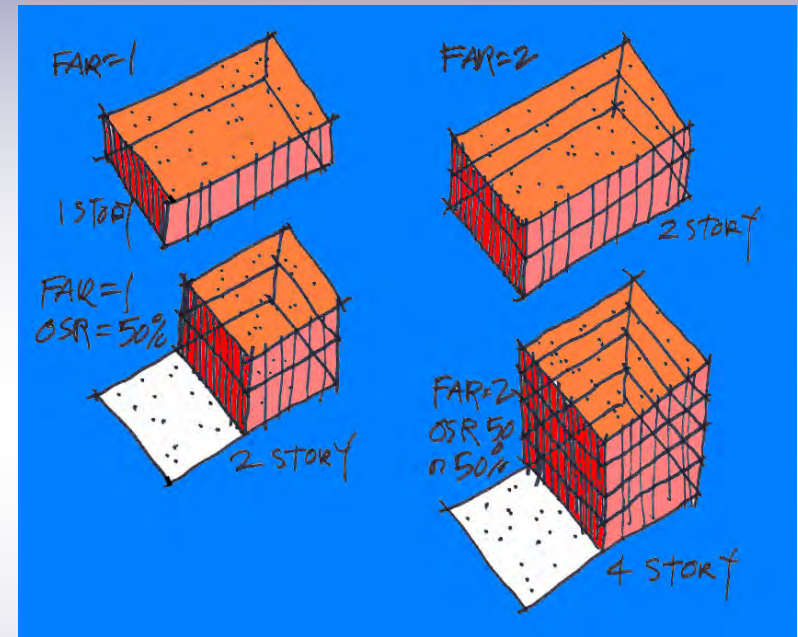
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					Step 5:	Calculate Floor Area Ratio
						FAR = 7
					Allowable	Site Area x FAR 21,000 x 7 = 147,000 sq ft
					Bldg Height	Allowable Area / Footprint
					Bldg Height	147,000 / 10,350
					Bldg Height	14.20 floors

					Side 1			
Street	Front Yard Setback	147,000 sq ft 10,350 sq ft (14.20 floors)	Rear Yard Setback	Next Yard				
					Side 2			

Possible Activities:

- Complete worksheets on zoning studies for setbacks, FAR and OSR

End of Lecture