



Smithsonian Institution

Smithsonian National Air and Space Museum Archives

New York Airways Collection - Proposals, "Rezoning New York City", 1959

Extracted on Apr-18-2024 06:24:09

The Smithsonian Institution thanks all digital volunteers that transcribed and reviewed this material. Your work enriches Smithsonian collections, making them available to anyone with an interest in using them.

The Smithsonian Institution (the "Smithsonian") provides the content on this website (transcription.si.edu), other Smithsonian websites, and third-party sites on which it maintains a presence ("SI Websites") in support of its mission for the "increase and diffusion of knowledge." The Smithsonian invites visitors to use its online content for personal, educational and other non-commercial purposes. By using this website, you accept and agree to abide by the [following terms](#).

- If sharing the material in personal and educational contexts, please cite the Smithsonian National Air and Space Museum Archives as source of the content and the project title as provided at the top of the document. Include the accession number or collection name; when possible, link to the Smithsonian National Air and Space Museum Archives website.
- If you wish to use this material in a for-profit publication, exhibition, or online project, please contact Smithsonian National Air and Space Museum Archives or transcribe@si.edu

For more information on this project and related material, contact the Smithsonian National Air and Space Museum Archives. [See this project](#) and other collections in the Smithsonian Transcription Center.

ables city planners and other responsible officials to predict population changes and growth in preparing long-range plans for schools, streets and highways, hospitals and other community facilities of major importance.

Hand in hand with developing density controls is the matter of providing adequate open space in a very congested city. One of the most precious commodities in New York is open space - a bit of green offering the benefits of sunlight and air to our dwellings, or usable areas which provide recreational space and the sense of openness and privacy that makes living enjoyable. Open space is not wasted space. It is of significant importance, not only for health and esthetic reasons, but as a factor in maintaining the long-term economic value of an area as a desirable neighborhood suitable for continued residential use. To protect the City's residential investment and to prevent excessive coverage of land, suitable controls are required.

FORMULA FOR SOUND DEVELOPMENT

To achieve the desirable goals of residential development, it was necessary to develop a series of interrelated controls which regulate the total effect of residential development. These controls govern open space, ratio of rooms to lot area, floor area and minimum lot size. Combined they effectively protect communities against excessive density or coverage. Further, they have a built-in bonus system which encourages builders to provide more open space than the minimum required. In this regard, a flexible scale of permitted densities, open space and floor area ratios was devised for Residence Districts in which apartment houses are allowed. The net effect of these regulations, which represent a streamlined version of the earlier density and open space controls proposed by Voorhees Walker Smith and Smith, is to encourage the builder to provide more open space and somewhat taller, slimmer buildings in apartment house districts. In exchange for the additional open space, the bonus system permits the builder to add more floor area, more rooms or both. Another set of controls regulating minimum lot areas and lot widths covers the intensity of development in districts in which one-family and two-family houses are located.

The Residential Districts are divided into ten groups, R1 to R10. The R1 and R2 districts allow only single-family detached homes; R3 and R4 are also low density districts and have fixed open space, floor area and density controls; R5 and R9 are medium to high density districts with sliding scale controls, and R10 is a special, very confined, high-rise apartment house district in Manhattan where greater densities are permitted than would otherwise be desired. In general, the residential districts follow a pattern in which housing located close to the central business districts and close to sources of rapid transit is permitted higher densities than that in outlying districts.

22

ables city planners and other responsible officials to predict population changes and growth in preparing long-range plans for schools, streets and highways, hospitals and other community facilities of major importance.

Hand in hand with developing density controls is the matter of providing adequate open space in a very congested city. One of the most precious commodities in New York is open space — a bit of green offering the benefits of sunlight and air to our dwellings, or usable areas which provide recreational space and the sense of openness and privacy that makes living enjoyable. Open space is not wasted space. It is of significant importance, not only for health and esthetic reasons, but as a factor in maintaining the long-term economic value of an area as a desirable neighborhood suitable for continued residential use. To protect the City's residential investment and to prevent excessive coverage of land, suitable controls are required.

FORMULA FOR SOUND DEVELOPMENT

To achieve the desirable goals of residential development, it was necessary to develop a series of interrelated controls which regulate the total effect of residential development. These controls govern open space, ratio of rooms to lot area, floor area and minimum lot size. Combined they effectively protect communities against excessive density or coverage. Further, they have a

22

built-in bonus system which encourages builders to provide more open space than the minimum required. In this regard, a flexible scale of permitted densities, open space and floor area ratios was devised for Residence Districts in which apartment houses are allowed. The net effect of these regulations, which represent a streamlined version of the earlier density and open space controls proposed by Voorhees Walker Smith and Smith, is to encourage the builder to provide more open space and somewhat taller, slimmer buildings in apartment house districts. In exchange for the additional open space, the bonus system permits the builder to add more floor area, more rooms or both. Another set of controls regulating minimum lot areas and lot widths covers the intensity of development in districts in which one-family and two-family houses are located.

The Residential Districts are divided into ten groups, R1 to R10. The R1 and R2 districts allow only single-family detached homes; R3 and R4 are also low density districts and have fixed open space, floor area and density controls; R5 to R9 are medium to high density districts with sliding scale controls, and R10 is a special, very confined, high-rise apartment house district in Manhattan where greater densities are permitted than would otherwise be desired. In general, the residential districts follow a pattern in which housing located close to the central business districts and close to sources of rapid transit is permitted higher densities than that in outlying districts.



Smithsonian Institution

Smithsonian National Air and Space Museum Archives

The mission of the Smithsonian is the increase and diffusion of knowledge - shaping the future by preserving our heritage, discovering new knowledge, and sharing our resources with the world. Founded in 1846, the Smithsonian is the world's largest museum and research complex, consisting of 19 museums and galleries, the National Zoological Park, and nine research facilities. Become an active part of our mission through the Transcription Center. Together, we are discovering secrets hidden deep inside our collections that illuminate our history and our world.

Join us!

The Transcription Center: <https://transcription.si.edu>

On Facebook: <https://www.facebook.com/SmithsonianTranscriptionCenter>

On Twitter: [@TranscribeSI](https://twitter.com/TranscribeSI)

Connect with the Smithsonian

Smithsonian Institution: www.si.edu

On Facebook: <https://www.facebook.com/Smithsonian>

On Twitter: [@smithsonian](https://twitter.com/smithsonian)