

Forest Hills South Zoning Comparison Chart

Existing → ← Proposed

Zoning District	R3-2	R3A	R3X	R3-1
Building Type	General Residence All housing types	Detached One & Two Family	Detached One & Two Family	One & Two Family Detached & Semi-Detached
Maximum FAR	0.5 + Attic=0.6	0.5 + Attic=0.6	0.5 + Attic=0.6	0.5 + Attic=0.6
Minimum Lot Area (s.f.)	3,800 (D) 1,700 (S,A)	2,375	3,325	3,800 (D) 1,700 (S)
Minimum Lot Width	40' (D) 18' (S, A)	25'	35'	40' (D) 18' (S)
Maximum Streetwall Height	21'	21'	21'	21'
Maximum Building Height	35'	35'	35'	35'
Front yard	15'	10' Must be at least as deep as an adjacent yard	10' Must be at least as deep as an adjacent yard	15'
Side Yard	<u># Total Each</u> 2 13 ft 5ft (D) 1 8 ft na (S)	<u># Total Each</u> 2 8 ft na	<u># Total Each</u> 2 10 ft na	<u># Total Each</u> 2 13 ft 5ft (D) 1 8 ft na (S)
Parking	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit	1 per dwelling unit

(D)=Detached (S)=Semi-detached (A)=Attached