

Zoning District Comparison

Kew Gardens - Richmond Hill Rezoning Study

Residential Districts:

ZONE	BUILDING TYPE	F.A.R. (Res.)	Minimum Lot Width	Minimum Lot Area	Maximum Front Wall Height	Maximum Building Height
R1-2	Detached Residences - 1 Family	0.50	60'	5,700 sf	25'	NA** (1:1)
R2	Detached Residences - 1 Family	0.50	40'	3,800 sf	25'	NA** (1:1)
R3-1	Detached & Semidetached - 1 & 2 Family	0.50 + 0.10*	40' (Det.) 18' (S-Det.)	3,800 sf (Det.) 1,700 sf (S-Det.)	21'	35'
R3X	Detached Residences - 1 & 2 Family	0.50 + 0.10*	35'	3,325 sf	21'	35'
R4	All Residence Types	0.75 + 0.15*	40' (Det.) 18' (Other)	3,800 sf (Det.) 1,700 sf (Other)	25'	35'
R4-1	Detached & Semidetached - 1 & 2 Family	0.75 + 0.15*	25' (Det.) 18' (Other)	2,375 sf (Det.) 1,700 sf (Other)	25'	35'
R4A	Detached Residences - 1 & 2 Family	0.75 + 0.15*	30'	2,850 sf	21'	35'
R5	All Residence Types	1.25	40' (Det.) 18' (Other)	3,800 sf (Det.) 1,700 sf (Other)	30'	40'
R6	All Residence Types	2.43	40' (Det.) 18' (Other)	3,800 sf (Det.) 1,700 sf (Other)	60'	NA** (2.7:1, 5.6:1)
R6B	All Residences - Quality Housing Program	2.00	40' (Det.) 18' (Other)	3,800 sf (Det.) 1,700 sf (Other)	40'	50'
R6A	All Residences - Quality Housing Program	3.00	40' (Det.) 18' (Other)	3,800 sf (Det.) 1,700 sf (Other)	60'	70'
R7-1	All Residence Types	3.44	40' (Det.) 18' (Other)	3,800 sf (Det.) 1,700 sf (Other)	60'	NA** (2.7:1, 5.6:1)
R7A	All Residence - Quality Housing Program	4.00	40' (Det.) 18' (Other)	3,800 sf (Det.) 1,700 sf (Other)	65'	80'

* Attic allowance

** Height controlled by sky exposure plane as indicated in parenthesis (R6 and R7 have higher ratio for wide streets)

Manufacturing District:

ZONE	USE GROUPS	F.A.R.	Minimum Lot Width	Minimum Lot Area	Maximum Front Wall Height	Maximum Building Height
M1-1	4-14, 16-17	1.00	NA	NA	30'	NA** (1:1)

** Height controlled by sky exposure plane as indicated in parenthesis

Commercial Districts:

ZONE	USE GROUPS	F.A.R.	Maximum Front Wall Height	Off-street Parking Requirement
Existing C1-2 Overlay	1-6	1.0 / R1 thru R5 2.0 / R6 thru R10	30 ft. / R1 thru R5 60 ft. / R6 thru R10	1 space / 600 s.f. of FA*
Existing C2-2 Overlay	1-9, 14	1.0 / R1 thru R5 2.0 / R6 thru R10	30 ft. / R1 thru R5 60 ft. / R6 thru R10	1 space / 600 s.f. of FA*
Proposed C1-3 Overlay	1-6	1.0 / R1 thru R5 2.0 / R6 thru R10	30 ft. / R1 thru R5 60 ft. / R6 thru R10	1 space / 800 s.f. of FA*
Proposed C2-3 Overlay	1-9, 14	1.0 / R1 thru R5 2.0 / R6 thru R10	30 ft. / R1 thru R5 60 ft. / R6 thru R10	1 space / 800 s.f. of FA*
Proposed C2-4 Overlay	1-9, 14	1.0 / R1 thru R5 2.0 / R6 thru R10	30 ft. / R1 thru R5 60 ft. / R6 thru R10	1 space / 1,000 s.f. of FA
C8-1	4-14, 16	1.00	30'	1 space / 600 s.f. of FA*

* With BSA waiver for category B1