

## Queensboro Hill Zoning Comparison Chart

	Existing Zoning Districts				Proposed Zoning Districts						
	R2	R3-2	R4	R4 Infill	R2A	R3A	R3X	R3-1	R4-1	R4B	R5B
<b>Occupancy</b>	Single Family	General Residence	General Residence	General Residence	Single Family	Single or Two Family	Single or Two Family	Single or Two Family	Single or Two Family	Single or Two Family	General Residence
<b>Building Type</b>	Detached	All building types	All building types	All building types	Detached	Detached	Detached	Detached or Semi-detached	Detached or Semi-detached	All building types	All building types
<b>Minimum Lot Area</b>	3,800 sf	D: 3,800 sf Other: 1,700 sf	D: 3,800 sf Other: 1,700 sf	D: 3,800 sf Other: 1,700 sf	3,800 sf	2,375 sf	3,325 sf	D: 3,800 sf SD: 1,700 sf	D: 2,375 sf SD: 1,700 sf	D: 2,375 sf Other: 1,700 sf	D: 2,375sf Other: 1,700sf
<b>Minimum Lot Width</b>	40'	D: 40' Other: 18'	D: 40' Other: 18'	D: 40' Other: 18'	40'	25'	35'	D: 40' SD: 18'	D: 25' SD: 18'	D: 25' Other: 18'	D: 25' Other: 18'
<b>Maximum Res. FAR</b>	0.5	0.5 (+ 0.1 attic allowance)	0.75 (+ 0.15 attic allowance)	1.35 with infill provisions	0.5	0.5 (+ 0.1 attic allowance)	0.5 (+ 0.1 attic allowance)	0.5 (+ 0.1 attic allowance)	0.75 (+ 0.15 attic allowance)	0.9	1.35
<b>Maximum Community Facility FAR</b>	0.5*	1.0	2.0	2.0	0.5*	1.0	1.0	1.0	2.0	2.0	2.0
<b>Front Yard</b>	15'	15'	10' exactly or 18' min	18' min	15'	10' min, 20' max	10' min, 20' max	15'	10' min, 20' max	5'	5'
<b>Side Yards</b>	2 req: 13' total, 5' min.	D: 2 req 13' total, 5' min SD: 1 req, 8' min	D: 2 req 13' total, 5' min SD: 1 req, 8' min	D: 2 req 13' total, 5' min SD: 1 req, 8' min	2 req: 13' total, 5' min	2 req: 10' total, 2' min	2 req: 10' total, 2' min	D: 2 req, 13' total, 5' min SD: 1 req, 8' min	D: 2 req, 8' total; 0-lot line: 1 req, 8' min SD: 1 req, 4' min, 8' min btwn. bldgs.	D: 2 req, 8' total; 0-lot line: 1 req, 8' min SD: 1 req, 4' min, 8' min btwn. bldgs.	D: 2 req, 8' total; 0-lot line: 1 req, 8' min SD: 1 req, 4' min, 8' min btwn. bldgs.
<b>Lot Coverage</b>	Yard requirements	35%	45%	55%	30%	Yard requirements	Yard requirements	35%	Yard requirements	55%	55%
<b>Maximum Height</b>	Determined by sky exposure plane	35'	35'	35' residential, 33' with commercial overlay	35'	35'	35'	35'	35'	24'	33'
<b>Maximum Streetwall Height</b>	25'	21'	25'	25' residential, 30' with commercial overlay	21'	21'	21'	21'	25'	24'	30'
<b>Parking</b>	1 per dwelling	1 per dwelling	1 per dwelling	66% of total dwellings	1 per dwelling	1 per dwelling	1 per dwelling	1 per dwelling	1 per dwelling	1 per dwelling	66% of total dwellings

D= Detached SD= Semi-Detached A= Attached

\* Up to 1.0 FAR by special permit

Note: When a commercial overlay is mapped within an R1 through R5 district, the commercial FAR is 1.0.