

# Auburndale - Oakland Gardens - Hollis Hills Rezoning

# Zoning Comparison Chart

	Existing Zoning Districts								New Zoning Districts					
	R1-2	R2	R3-1	R3-2	R4	R5	C8-1	M1-1	R1-2A	R2A	R3X	R4-1	R4B	R5D
<b>Permitted Uses</b>	1 Family	1 Family	1 & 2 Family Detached & Semi-Detached	Residential	Residential	Residential	Commercial	Industrial	1 Family	1 Family	1 & 2 Family Detached	1 & 2 Family Detached & Semi-Detached	1 & 2 Family All Housing Types	Residential
<b>F.A.R. (max)</b>	0.5	0.5	0.6*	0.6*	0.9*	1.25	1.0	1.0	0.5	0.5	0.6*	0.9*	0.9	2.0
<b>Lot Area (min)</b>	5,700sf	3,800sf	D-3,800sf SD-1700sf	D-3,800sf O-1700sf	D-3,800sf O-1,700sf	D-3,800sf O-1,700sf	NA	NA	5,700sf	3,800sf	3,325sf	D-2,375sf SD-1,700sf	D-2,375 sf O-1,700 sf	D-2,375 sf O-1,700 sf
<b>Lot Width (min)</b>	60'	40'	D-40' SD-18'	D-40' O-18'	D-40' O-18'	D-40' O-18'	NA	NA	60'	40'	35'	D-25' SD-18'	D-25' O-18'	D-25' O-18'
<b>Building Height (max)</b>	Sky Exposure Plane	Sky Exposure Plane	35'	35'	35'	40'	30' or two stories, whichever is less	30' or two stories, whichever is less	35'	35'	35'	35'	24'	40'
<b>Perimeter Wall (max)</b>	NA	NA	21'	21'	25'	30'	30'	30'	25'	21'	21'	25'	NA	NA
<b>Front Yard (min)</b>	20'	15'	15'	15'	10'	10'	NA	NA	20' **	15' **	10' **	10' **	5' **	5' **
<b>Side Yard (min)</b> #required/Total/each	2/20'/8'	2/13'/5'	D-2/13'/5' SD-1/8'	D-2/13'/5' O-1/8'	D-2/13'/5' O-1/8'	D-2/13'/5' O-1/8'	NA	NA	20'	2/13'/5'	2/10'/2'	D-2/8' SD-1/4'	D-2/8' O-1/4'	D-2/8' O-1/4'
<b>Parking Required (min)</b>	100%	100%	100%	100%	100%	85%	Varies with use	Varies with use	100%	100%	100%	100%	100%	66%

**COMMENTS:**

\* includes 20% FAR increase for attic allowance  
 \*\* Must line up with adjacent

Abbreviations: (D) - Detached, (SD) - Semi-Detached, (O) - Other housing Type

