

Dyker Heights/Ft. Hamilton Rezoning

Table 1. Comparison of Existing and Proposed Zoning Districts

EXISTING ZONING										
District	Use/Type	No. of Units	Lot Width	Residential FAR	Residential Height	CF FAR	CF Height	Comm. FAR	Comm. Height	Parking
R3-1	Detached & Semi-detached	1 & 2 family	Detach. 40 ft. Semi-Detach. 18 ft.	.5 + .1 attic allowance	21 ft. per. wall 35 ft. max. ht.	1.0	25 ft. Per. Wall Sky Exp. Plane	N.A.	N.A.	100%
R4	All Housing Types	Multi-family	Detach.40 ft. Other 18 ft.	.75 + .15 attic allowance	25 ft. per. wall 35 ft. max. ht.	2.0	35 ft. Per. Wall Sky Exp. Plane	N.A.	N.A.	100%
R5	All Housing Types	Multi-family	Detach. 40 ft. Other 18 ft.	1.25	30 ft. per. wall 40 ft. max. ht.	2.0	35 ft. Per. Wall Sky Exp. Plane	N.A.	N.A.	85%
M1-1	Commercial & Light Manuf.	N.A.	N.A.	N.A.	N.A.	2.4	30 ft. Per. Wall Sky Exp. Plane	1.0	30 ft. Per. Wall Sky Exp Plane	Varies with use
M3-2	Commercial & Manuf.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	2.0	30 ft. Per. Wall Sky Exp Plane	Not Required
PROPOSED ZONING										
District	Use/Type	No. of Units	Lot Width	Residential FAR	Residential Height	CF FAR	CF Height	Comm. FAR	Comm. Height	Parking
R3A	Detached	1 & 2 family	25 feet	.5 + .1 attic allowance	21 ft. per. wall 35 ft. max. ht.	1.0	25 ft. Per. Wall Sky Exp. Plane	N.A.	N.A.	100%
R3X	Detached	1 & 2 family	35 feet	.5 + .1 attic allowance	21 ft. per. wall 35 ft. max. ht.	1.0	25 ft. Per. Wall Sky Exp. Plane	N.A.	N.A.	100%
R4A	Detached	1 & 2 family	30 feet	.75 + .15 attic allowance	21 ft. per. wall 35 ft. max. ht.	2.0	35 ft. Per. Wall Sky Exp. Plane	N.A.	N.A.	100%
R4-1	Detached & Semi-detached	1 & 2 family	Detach. 25 ft. Semi-Detach. 18 ft.	.75 + .15 attic allowance	25 ft. per. wall 35 ft. max. ht.	2.0	35 ft. Per. Wall Sky Exp. Plane	N.A.	N.A.	100%
R4B	All Housing Types	1 & 2 family	Detach. 25 ft. Other 18 ft.	.9	24 ft. max.	2.0	35 ft. Per. Wall Sky Exp. Plane	N.A.	N.A.	100%
R5B	All Housing Types	Multi-family	Detach. 25 ft. Other 18 ft.	1.35	30 ft. per. wall 33 ft. max. ht.	2.0	35 ft. Per. Wall Sky Exp. Plane	N.A.	N.A.	66%
R6B	All Housing Types	Multi-family	Detach. 40 ft. Other 18 ft.	2.0	30 ft. min. base 40 ft. max. base 50 ft. max. ht.	2.0	30 ft. min. base 40 ft. max. base 50 ft. max. ht.	N.A.	N.A.	50%
C4-2A	All Housing Types	Multi-family	Detach. 40 ft. Other 18 ft.	3.0	40 ft. min. base 60 ft. max. base 70 ft. max. ht.	3.0	40 ft. min. base 60 ft. max. base 70 ft. max. ht.	3.0	40 ft. min. base 60 ft. max. base 70 ft. max. ht.	70%Res. 1/ 400 sq. ft. of comm.
M1-1	Commercial & Light Manuf.	N.A.	N.A.	N.A.	N.A.	2.4	30 ft. Per. Wall Sky Exp. Plane	1.0	30 ft. Per. Wall Sky Exp Plane	Varies with use