

South Jamaica Zoning Comparison Chart

EXISTING ZONING DISTRICTS									PROPOSED ZONING DISTRICTS								
Zoning District	R2	R3-2	R3A	R4	R4B	R5B	C8-1	M1-1	R2	R3A	R3X	R3-1	R4-1	R4A	R5	R5B	R5D
Residential Building Type	Detached 1 family	All Residence Types	Detached 1 & 2 family	All Residence Types	All Residence Types 1&2 family	All Residence Types	NA	NA	Detached 1 family	Detached 1 & 2 family	Detached 1 & 2 family	Detached or Semi 1 & 2 Family	Detached Or Semi 1 &2 Family	Detached 1 & 2 Family	All Residence Types	All Residence Types	All Residence Types
Maximum Residential FAR	0.5	0.6*	0.6*	0.9* (1.35)**	0.9	1.35	NA	NA	0.5	0.6*	0.6*	0.6*	0.9*	0.9*	1.25 (1.65)**	1.35	2.0
Maximum Community Facility FAR	0.5	1.0	1.0	2.0	2.0	2.0	2.4	2.4	0.5	1.0	1.0	1.0	2.0	2.0	2.0	2.0	2.0
Minimum Lot Area in s.f.	3,800	3,800 <i>D</i> 1,700 <i>Oth</i>	2,375	3,800 <i>D</i> 1,700 <i>Oth</i>	2,375 <i>D</i> 1,700 <i>Oth</i>	2,375 <i>D</i> 1,700 <i>Oth</i>	NA	NA	3,800	2,375	3,325	3,800 <i>D</i> 1,700 <i>SD</i>	2,375 <i>D</i> 1,700 <i>SD</i>	2,850 <i>D</i>	3,800 <i>D</i> 1,700 <i>Oth</i>	2,375 <i>D</i> 1,700 <i>Oth</i>	2,375 <i>D</i> 1,700 <i>Oth</i>
Minimum Lot Width	40'	40' <i>D</i> ; 18' <i>Oth</i>	25'	40' <i>D</i> ; 18' <i>Oth</i>	25' <i>D</i> ; 18' <i>Oth</i>	25' <i>D</i> ; 18' <i>Oth</i>	NA	NA	40'	25'	35'	40' <i>D</i> ; 18' <i>SD</i>	25' <i>D</i> ; 18' <i>SD</i>	30' <i>D</i> ;	40' <i>D</i> ; 18' <i>Oth</i>	25' <i>D</i> ; 18' <i>Oth</i>	25' <i>D</i> ; 18' <i>Oth</i>
Maximum Streetwall Height	25'	21'	21'	25'	NA	30'	30' or 2 stories	30' or 2 stories	25'	21'	21'	21'	25'	21'	30'	30'	NA
Maximum Building Height	None, Determined by sky exposure plane	35'	35'	35'	24'	33'	None, Determined by sky exposure plane	None, Determined by sky exposure plane	None, Determined by sky exposure plane	35'	35'	35'	35'	35'	40'	33'	40'
Minimum Front Yard	15'	15'	10', (must line up with adjacent)	10' or 18'	5', (must line up with adjacent)	5', (must line up with adjacent)	NA	NA	15'	10', (must line up with adjacent)	10', (must line up with adjacent)	15'	10', (must line up with adjacent)	10', (must line up with adjacent)	10' or 18'	5', (must line up with adjacent)	5', (must line up with adjacent)
Minimum Side Yard	2 required 13' total, 5' minimum	2 with 13' total, 5' min. <i>D</i> ; 1 with 8' min. <i>S</i>	8' minimum between buildings	2 with 13' total, 5' min. <i>D</i> ; 1 with 8' min. <i>S</i>	8' minimum <i>D,S</i>	8' minimum <i>D,S</i>	NA	NA	2 required 13' total, 5' minimum	8' minimum between buildings	2 required 10' total, 2' minimum	2 with 13' total, 5' min. <i>D</i> ; 1 with 8' min. <i>S</i>	8' minimum between buildings <i>D</i>	8' minimum between buildings <i>D</i>	2 with 13' total, 5' min. <i>D</i> ; 1 with 8' min. <i>S</i>	8' minimum <i>D,S</i>	8' minimum <i>D,S</i>

*with .20% attic allowance
** with infill provision
D=Detached; S=Semi-detached; A=Attached