

Queensboro Hill Zoning Comparison Chart

| | Existing Zoning Districts | | | | Proposed Zoning Districts | | | | | | | |
|---------------------------------------|----------------------------------|--|--|--|---------------------------|-----------------------------|-----------------------------|---|------------------------------|--|--|--|
| | R2 | R3-2 | R4 | R4 Infill | R2A | R3A | R3X | R3-1 | R4A | R4B | R4-1 | R5B |
| Occupancy | 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 | Single- or Two-Family | General Residence |
| Building Type | Detached | All building types | All building types | All building types | Detached | Detached | Detached | Detached or Semi-detached | Detached | All building types | Detached or Semi-detached | All building types |
| Minimum Lot Area | 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 | 2,850 sf | D: 2,375 sf Other: 1,700 sf | D: 2,375 sf SD: 1,700 sf | D: 2,375sf Other: 1,700sf |
| Minimum Lot Width | 40' | D: 40' Other: 18' | D: 40' Other: 18' | D: 40' Other: 18' | 40' | 25' | 35' | D: 40' SD: 18' | 30' | D: 25' Other: 18' | D: 25' SD: 18' | D: 25' Other: 18' |
| Maximum Res. FAR | 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 | 0.75 (+ 0.15 attic allowance) | 1.35 |
| Maximum Community Facility FAR | 0.5* | 1.0 | 2.0 | 2.0 | 0.5* | 1.0 | 1.0 | 1.0 | 2.0 | 2.0 | 2.0 | 2.0 |
| Front Yard | 15' | 15' | 10' exactly or 18' min | 18' min | 15' | 10' min, 20' max | 10' min, 20' max | 15' | 10' | 5' | 10' min, 20' max | 5' |
| Side Yards | 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 | 2 req: 10' total, 2' 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. |
| Lot Coverage | Yard requirements | 35% | 45% | 55% | 30% | Yard requirements | Yard requirements | 35% | Yard requirements | 55% | Yard requirements | 55% |
| Maximum Height | Determined by sky exposure plane | 35' | 35' | 35' residential, 33' with commercial overlay | 35' | 35' | 35' | 35' | 35' | 24' | 35' | 33' |
| Maximum Streetwall Height | 25' | 21' | 25' | 25' residential, 30' with commercial overlay | 21' | 21' | 21' | 21' | 21' | 24' | 25' | 30' |
| Parking | 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 | 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.