5801 Amboy Road, Staten Island

Zoning Comparison Table

11/8/25

	R3X (SRD) Existing Zoning		R3X/C2-2 (SRD) Proposed Zoning	
	ZR Section #	**R3X (SRD)**	**ZR Section #**	**R3X/C2-2 (SRD)**
USE GROUPS				
Permitted Use Groups	22-10 / 107-40	I-IV	22-10 / 32-10 / 107-40	I-IV, VI-X
MAXIMUM FAR				
Residential	23-21	0.75, 1.0*	23-21	0.75, 1.0*
Qualifying Affordable / Senior Housing	n/a	n/a	n/a	n/a
Community Facility	24-11	1.0	33-121 / 24-11	1.0
Commercial	n/a	n/a	33-121	1.0
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	23-321	10'	23-321	10'
Minimum Side Yard	107-461 / 23-332 / 23-333	Two of 5' Each, 15' Total (Detached), 5' (Semi-Detached & Zero Lot Line), None or 5'*	107-461 / 23-332 / 23-333 / 33-2	Two of 5' Each, 15' Total (Detached), 5' (Semi-Detached & Zero Lot Line), None or 5'* (Residential), None or 8' (Commercial)
Minimum Rear Yard	23-342	20' or 30' (Varies)	23-342 / 33-26	20' or 30' (Varies) (Residential), 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	n/a	n/a	n/a	n/a
Maximum Base Height	23-421 / 23-424	25', 35'*	23-421 / 23-424 / 33-431	25', 35'* (Residential), 30' or 2-Stories (Commercial)
Maximum Building Height	23-421 / 23-424	35'	23-421 / 23-424 / 33-431	35' (Residential), Sky Exposure Plane (Commercial)
Sky Exposure Plane	23-421	By Roof Type	23-421 / 33-431	By Roof Type (Residential), 1 to 1 (Commercial)
Setbacks from Narrow Streets	23-423	15'	23-423 / 33-431	15' (Residential), 20' (Commercial)
Setbacks from Wide Streets	23-423	10'	23-423 / 33-431	10' (Residential), 15' (Commercial)
LOT COVERAGE				
Interior/Through Lot	23-361	50% (One- & Two-Family Homes), 80% (Multiple Dwellings)	23-361	50% (One- & Two-Family Homes), 80% (Multiple Dwellings)
Corner Lot	23-361	80% (One- & Two-Family Homes), 100% (Multiple Dwellings)	23-361	80% (One- & Two-Family Homes), 100% (Multiple Dwellings)
DENSITY				
Maximum Number of Dwelling Units	23-52	680 sf/DU	23-52	680 sf/DU
Qualifying Senior Housing / Conversions	23-52	n/a	23-52	n/a
PARKING				
Residential	25-222	50%	25-222	50%
Commercial	n/a	n/a	36-21	By Use
Qualifying Affordable Housing	25-222	None (Outer Transit Zone)	25-222	None (Outer Transit Zone)
Qualifying Senior Housing	25-222	None (Outer Transit Zone)	25-222	None (Outer Transit Zone)
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units (UG-2)	25-811	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf
Bicycle Parking (Commercial)	n/a	n/a	36-711	By Use
LOADING				
Commercial	n/a	n/a	36-62	By Use

*If a qualifying residential site