198-208 Richmond Terrace, Staten Island

Zoning Comparison Table

4/24/25

	R6 (HS) Existing Zoning		R6/C2-2 (HS) Existing Zoning		R7-3/C2-4 (SG) Proposed Zoning (MIH)	
	ZR Section #	R6 (HS)	ZR Section #	R6/C2-2 (HS)	ZR Section #	R7-3/C2-4 (SG) (MIH)
USE GROUPS						
Permitted Use Groups	22-10 / 119-00	I-IV	22-10 / 32-10 / 119-00	I-IV, VI-X	22-10 / 32-10 / 128-10	I-IV, VI-X
MAXIMUM FAR						
Residential	23-22	2.2, 3.0*	23-22	2.2, 3.0*	23-22	5.0
Qualifying Affordable / Senior Housing	23-22	3.9	23-22	3.9	23-22	6.0
Community Facility	24-11	4.8	33-121 / 24-11	4.8	33-121 / 24-11	6.5
Commercial	n/a	n/a	33-121	4.8	33-121	2.0
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	23-322	n/a	n/a	n/a	n/a	n/a
Minimum Side Yard	23-334	Two of 5' Each (Detached), None or 5' (Other Residences)	34-232 / 33-25	None or 5' (Residential), None or 8' (Commercial)	34-232 / 33-25	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)	23-342 / 33-26	20' or 30' (Varies) (Residential), 20' (Commercial)
HEIGHT AND SETBACKS						
Minimum Base Height	23-432	30'**, 40'*	23-432	30'**, 40'*	23-432	60'
Maximum Base Height	23-432***	65'	23-432*** / 33-431	65' (Residential), 60' or 4-Stories (Commercial)	62-343 / 33-431	95'
Maximum Building Height	23-432*** / 119-212	85'**, 95'*, 70' above base plane****	119-212	70'	62-343 / 33-431	375'
Sky Exposure Plane	n/a	n/a	33-431	2.7 to 1 (narrow), 5.6 to 1 (wide)	33-431	2.7:1 (narrow), 5.6:1 (wide)
Setbacks from Narrow Streets	23-433	15'	23-433 / 33-431	15' (Residential), 20' (Commercial)	23-433 / 33-431	15' (Residential), 20' (Commercial)
Setbacks from Wide Streets	23-433	10'	23-433 / 33-431	10' (Residential), 15' (Commercial)	23-433 / 33-431	10' (Residential), 15' (Commercial)
LOT COVERAGE						
Interior/Through Lot	23-362 / 119-211	80% or Varies****	23-362 / 119-211	80% or Varies****	23-362	80%
Corner Lot	23-362 / 119-211	100% or Varies****	23-362 / 119-211	100% or Varies****	23-362	100%
DENSITY						
Maximum Number of Dwelling Units	23-52	680 sf/DU	23-52	680 sf/DU	23-52	680 sf/DU
Qualifying Senior Housing / Conversions	23-52	n/a	23-52	n/a	23-52	n/a
PARKING						
Residential	25-222	25%	25-222	25%	25-222	15%
Commercial	n/a	n/a	36-21	By Use	36-21	By Use
Qualifying Affordable Housing	25-222	None (Outer Transit Zone)	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)	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)	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	25-811	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	n/a	n/a	36-711	By Use	36-711	By Use
LOADING						
Commercial	n/a	n/a	36-62	By Use	36-62	By Use

*Within 100' of a wide street

**Beyond 100' of a wide street

***When providing qualifying affordable housing or qualifying senior housing

****If considered a Tier II Site