ZONING COMPARISON TABLE

		CURRENT ZONING		PROPOSED ZONING	
	ZR SECTION	R4 / C1-2	ZR SECTION	R7D w C2-4	R6A
USE GROUPS					
RESIDENTIAL DISTRICTS AS-OF-RIGHT	22-10	I,II,II,IV	22-10	I,II,II,IV	I,II,II,IV
COMMERCIAL DISTRICTS AS-OF-RIGHT	32-10	I,II,III,IV,VI,VII,VIII,IX,X	32-10	I,II,III,IV,VI,VII,VIII,IX,X	N/A
FLOOR AREA RATIO					
RESIDENTIAL	23-21	1.00		N/A	N/A
STANDARD RESIDENCES	N/A	N/A	23-22	4.66	3.0
RESIDENTIAL QUALIFYING AFFORDABLE HOUSING	N/A	N/A	23-22	5.60	3.9
COMMERCIAL USE (ONLY)	33-121	1.00	33-121	2.00	N/A
OPEN SPACE / LOT COVERAGE					
RESIDENTIAL LOT COVERAGE - INTERIOR / THROUGH LOT	23-361	60%	23-362	80%	80%
RESIDENTIAL LOT COVERAGE - CORNER LOT	23-361	80%	23-362	100%	100%
COMMERCIAL LOT COVERAGE - INTERIOR / THROUGH LOT		100%		100%	N/A
COMMERCIAL LOT COVERAGE - CORNER LOT		100%		100%	N/A
YARDS					
FRONT YARD - RESIDENTIAL	23-321	10 FT	23-322	0 FT	0 FT
FRONT YARD - MIXED BUILDING	34-231	0 FT	34-231	0 FT	N/A
SIDE YARD - RESIDENTIAL	23-331(c)	0 FT / 5 FT	23-334	0 FT OR 5 FT	0 FT OR 5 FT
SIDE YARD - MIXED BUILDING	34-232	0 FT / 5 FT	34-232	0 FT OR 5 FT	N/A
REAR YARD	23-342 (RES.) / 33-26 (COMM.)	20 FT BELOW 75 FT & 30 FT ABOVE 75 FT (RES.) / 20 FT (COMM.)	24-36 (RES.) / 33-26 (COMM.)	20 FT BELOW 75 FT & 30 FT ABOVE 75 FT (RES.) / 20 FT (COMM.)	N/A
REAR YARD EQUIVALENTS	23-344(b)(1)	40 FT BELOW 75 FT & 60 FT ABOVE 75 FT	23-344(b)(1)	N/A	40 FT BELOW 75 FT & 60 FT ABOVE 75 FT
HEIGHTS AND SETBACKS					
STREET WALL LOCATION - RESIDENTIAL	23-431(b)(1) / 23-431(b)(2)	70% OF STREET WALL WIDTH W/IN 10FT OF STREET LINE	23-431(b)(1) / 23-431(b)(2)	70% OF STREET WALL WIDTH W/IN 8FT OF STREET LINE	70% OF STREET WALL WIDTH W/IN 10FT OF STREET LINE
STREET WALL LOCATION - MIXED BUILDING	35-631(b)	70% OF STREET WALL WIDTH W/IN 8FT OF STREET LINE	35-631(b)	70% OF STREET WALL WIDTH W/IN 8FT OF STREET LINE	N/A
MAXIMUM BASE HEIGHT	23-421	25 FT	23-432	95 FT	65 FT
MAXIMUM BUILDING HEIGHT	23-631(b)(1)	35 FT	23-432	125 FT	95 FT
SKY EXPOSURE PLANE		N/A		N/A	N/A
SETBACKS FROM NARROW STREETS		N/A	23-433	15 FT	15 FT
SETBACKS FROM WIDE STREETS		N/A	23-433	10 FT	10 FT
SPECIAL PROVISIONS		N/A	23-443(d)	N/A	65 FT (W/IN 15 FT OF R4)
					85 FT (W/IN 15-25 FT OF R4)
DENSITY					
REQUIRED FLOOR AREA PER DWELLING UNIT	23-52 (b)	680	23-52(b)	680	680
PARKING AND LOADING					
RESIDENTIAL PARKING (STANDARD DWELLING)	25-232	50% OF DUs	25-232	50% OF DUs	50% OF DUs
RESIDENTIAL PARKING (AFFORDABLE HOUSING DWELLING)	25-232	50% OF DUs	25-232	12% OF DUs	25% OF DUs
COMMERCIAL PARKING (RETAIL, FOOD STORES < 2,500 SF)	36-21	1 PER 300 SF	36-21	1 PER 1000 SF	N/A
LOADING (COMMERCIAL USES, RETAIL OR USES 6A,7B,8B....)	36-62	0 BERTH FOR 1ST 8,000 SF	36-62	0 BERTH FOR 1ST 25,000 SF	N/A

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SHEET TITLE:
3D MASSING MODEL

FRANK J. QUATELA ARCHITECT, P.C.

DATE CREATED:
08/16/2022

REVISION DATE:
1/10/2025

DRAWING NO. :
A-101

NOTES:

BLOCK/LOT:	11384 / 01
ADDRESS(ES):	78-08 LINDEN BLVD.
ZONING LOT AREA :	47,960.00 SF
MAP NO(S) :	18B
ZONING DISTRICT(S) :	R7D / C24 / R6A
COMMUNITY DISTRICT(S) :	DISTRICT 10

REQUESTED ACTION(S) : REZONING

RELATED ACTION(S) :

SEAL:

