125 Greaves Lane, Staten Island

Zoning Comparison Table

	Existing Zoning (R3-2)		Proposed Zoning (R3-2/C2-1)	
	ZR Section #	**R3-2**	**ZR Section #**	**R3-2/C2-1**
USE GROUPS	22-10	1, 2, 3, 4	22-10/32-10	1-9, 14
MAXIMUM FAR				
Residential	23-142	0.5, 0.6*	23-142	0.5, 0.6*
Affordable Independent Residences for Seniors	23-144	0.95	23-144	0.95
Community Facility	24-11	1	24-11	1
Commercial	n/a	n/a	33-121	1
Commercial and Community Facility	n/a	n/a	33-121	1.6
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	23-45	15'	23-45/35-51	15' / None (Commercial)
Minimum Side Yard	23-461	13' (Total), 5' (Min.) (Detached), 8' (Semi-detached)	23-461/35-52	13' (Total), 5' (Min.) (Detached), 8' (Semi-detached) / None or 8' (Commercial)
Minimum Rear Yard	23-47	30'	23-47/33-26	30' / 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	n/a	n/a	n/a	n/a
Maximum Base Height	23-631(b)	21'	23-631(b)	21'
Maximum Building Height	23-631(b)	35'	23-631(b)	35'
Maximum Height of Front Wall	23-631(b)	21'	23-631(b)	21'
Sky Exposure Plane	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	n/a	n/a	23-631(b)/33-431	20' or 15' at grade (Commercial)
Setbacks from Wide Streets	n/a	n/a	23-631(b)/33-431	15' or 10' at grade (Commercial)
OPEN SPACE				
Minimum Open Space Ratio	23-142	65%	23-142	65%
LOT COVERAGE				
Interior/Through Lot	23-142	35%	23-142/24-11	35% / 55% (Community Facility)
Corner Lot	23-142	35%	23-142/24-11	35% / 60% (Community Facility)
DENSITY				
Maximum Number of Dwelling Units	23-22	625 sf/DU (Detached/Semi-Detached), 870 sf/DU (Other)	23-22	625 sf/DU (Detached/Semi-Detached), 870 sf/DU (Other)
Affordable Independent Residences for Seniors	23-23	325 sf/DU	23-23	325 sf/DU
PARKING				
Residential	25-23	100%	25-23	100%
Commercial	n/a	n/a	36-21	By Use
Community Facility	12-10/25-251	50%	12-10/25-251	50%
Income-Restricted Housing Units	12-10/25-252	10%	12-10/25-252	10%
Affordable Independent Residences for Seniors	12-10/25-253	n/a	12-10/25-253	n/a
Government Assisted Dwelling Units	12-10/25-253	80%	12-10/25-253	80%
LOADING				
Commercial	n/a	n/a	36-62	By Use
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/Manufacturing)	n/a	n/a	36-70	By Use

* With attic allowance