252 Victory Boulevard, Staten Island

Zoning Comparison Table

	Permitted/Required									
	Existing Zoning (R3-2)		Existing Zoning (R3X)		Proposed Zoning R6B/C1-3 (Under MIH Zoning)		Proposed Zoning R6B (Under MIH Zoning)		Proposed Zoning R3-2/C1-3	
	ZR Section #	R3-2 (HS)	ZR Section #	R3X (HS)	ZR Section #	R6B/C1-3 (HS)	ZR Section #	R6B (HS)	ZR Section #	R3-2/C1-3 (HS)
USE GROUPS	22-10	1, 2, 3, 4	22-10	1, 2, 3, 4	22-10/32-10	1, 2, 3, 4, 5, 6	22-10/32-10	1, 2, 3, 4	22-10/32-10	1, 2, 3, 4, 5, 6
Residential	23-142	0.50	23-142	0.50	23-154*	2.20	23-154*	2.20	23-142	0.50
Affordable Independent Residences for Seniors ("AIRS")	23-144	0.95	23-144	n/a	23-155	2.20	23-155	2.20	23-144	0.95
Community Facility	24-11	1.00	24-11	1.00	33-121	2.00	33-121	2.00	33-121	1.00
Commercial	n/a	n/a	n/a	n/a	33-121	2.00	n/a	n/a	33-121	1.00
Commercial and Community Facility	n/a	n/a	n/a	n/a	33-121	2.00	n/a	n/a	33-121	1.60
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
YARDS										
Minimum Front Yard	23-45a	15'	23-45a	10'	35-51	n/a	n/a	n/a	23-45a	15'
Minimum Side Yard	23-461b	13' (Total), 5' (Min) / 8' (Min)**	23-461b	10' (Total) / 2' (Min)	23-462/35-52	None or 8 feet	23-462/35-52	None or 8 feet	23-462/35-52	None or 8 feet
Minimum Rear Yard	23-47	30'	23-47	30'	23-47/33-26	30', 20' (Commercial)	23-47/33-26	30'	23-47/33-26	30', 20' (Commercial)
HEIGHT AND SETBACKS										
Minimum Base Height	n/a	n/a	n/a	n/a	35-22/35-652/23-664*	30'	23-664*	30'	23-631(b)/35-62	n/a
Maximum Base Height	23-631(b)	21'/26'	23-631(b)	21'/26'	35-22/35-652/23-664*	40'	23-664*	40'	23-631(b)/35-62	21'/26'
Maximum Building Height	23-631(b)	35'	23-631(b)	35'	35-22/35-652/23-664*	50'	23-664*	50'	23-631(b)/35-62	35'
Maximum Height of Front Wall	23-631(b)	21'/26'	23-631(b)	21'/26'	35-22/35-652/23-664*	40'	23-664*	40'	23-631(b)/35-62	21'/26'
Sky Exposure Plane	n/a	n/a	n/a	n/a	35-22/35-652/23-664*	n/a	23-664*	n/a	23-631(b)/35-62	n/a
Setbacks from Narrow Streets	23-631(b)	n/a	23-631(b)	n/a	35-22/35-652/23-664*	15'	23-664*	15'	23-631(b)/35-62	n/a
Setbacks from Wide Streets	23-631(b)	n/a	23-631(b)	n/a	35-22/35-652/23-664*	10'	23-664*	10'	23-631(b)/35-62	n/a
OPEN SPACE										
Minimum Open Space Ratio/Maximum Lot Coverage	23-142	n/a (See Yards)	23-142	n/a (See Yards)	n/a	n/a	n/a	n/a	23-142	n/a (See Yards)
LOT COVERAGE										
Interior/Through Lot	23-142	n/a (See Yards)	23-142	n/a (See Yards)	23-153/35-22	60%	23-153/35-22	60%	23-142	n/a (See Yards)
Corner Lot	23-142	n/a (See Yards)	23-142	n/a (See Yards)	23-153/35-22	100%	23-153/35-22	100%	24-142	n/a (See Yards)
DENSITY										
Maximum Number of Dwelling Units	23-22	625**/870 sf/DU	23-22	1000 sf/DU	23-22/35-22	680 sf/DU	23-22/35-22	680 sf/DU	23-22	625**/870 sf/DU
PARKING										
Residential	25-23	150%*** (LDGMA)	25-23	150%*** (LDGMA)	25-23	50%	25-23	50%	25-23	150%*** (LDGMA)
Commercial	n/a	n/a	n/a	n/a	36-21	By Use	n/a	n/a	n/a	n/a
Income-Restricted Housing Units	12-10/25-251	50%	12-10/25-251	50%	12-10/25-251/36-33	25%	12-10/25-251/36-33	25%	12-10/25-251	50%
AIRS	12-10/25-252	10%	12-10/25-252	n/a	12-10/25-252/36-33	10%	12-10/25-252/36-33	10%	12-10/25-252	10%
Government Assisted Dwelling Units	12-10/25-253	80%	12-10/25-253	n/a	12-10/25-253/36-33	35%	12-10/25-253/36-33	35%	12-10/25-253	80%
LOADING										
Commercial	n/a	n/a	n/a	n/a	36-62	By Use	n/a	n/a	n/a	n/a
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)	25-80/36-10	1 per 2 dwelling units (UG-2)	25-80/36-10	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	25-80	1 per 10,000 sf	25-80	n/a	25-80/36-10	1 per 10,000 sf	25-80/36-10	1 per 10,000 sf	25-80	1 per 10,000 sf
Bicycle Parking (Commercial)	n/a	n/a	n/a	n/a	36-711	By Use	n/a	n/a	n/a	n/a

*When providing affordable housing pursuant to the Inclusionary Housing Program set forth in ZR Section 23-90

**For single- and two-family detached and semi-detached residences

***two #accessory# off-street parking spaces shall be provided for each #single-family residence#, three #accessory# off-street parking spaces shall be provided for each #two-family residence#, and for all other #residences#, #accessory# offstreet parking spaces shall be provided for at least 150 percent of the total number of #dwelling units#