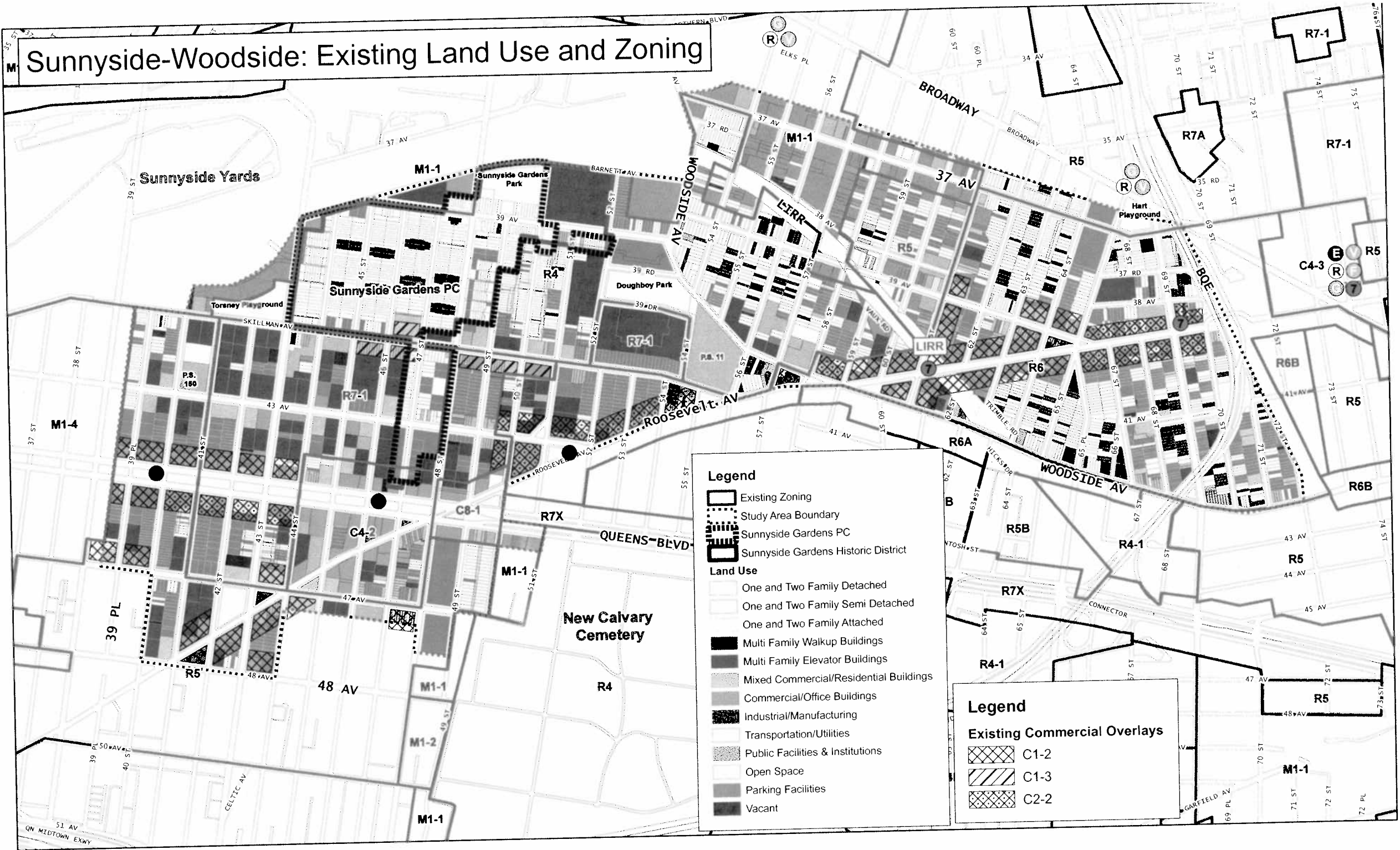


Sunnyside-Woodside: Existing Land Use and Zoning



Legend

- Existing Zoning
- Study Area Boundary
- Sunnyside Gardens PC
- Sunnyside Gardens Historic District

Land Use

- One and Two Family Detached
- One and Two Family Semi Detached
- One and Two Family Attached
- Multi Family Walkup Buildings
- Multi Family Elevator Buildings
- Mixed Commercial/Residential Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utilities
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant

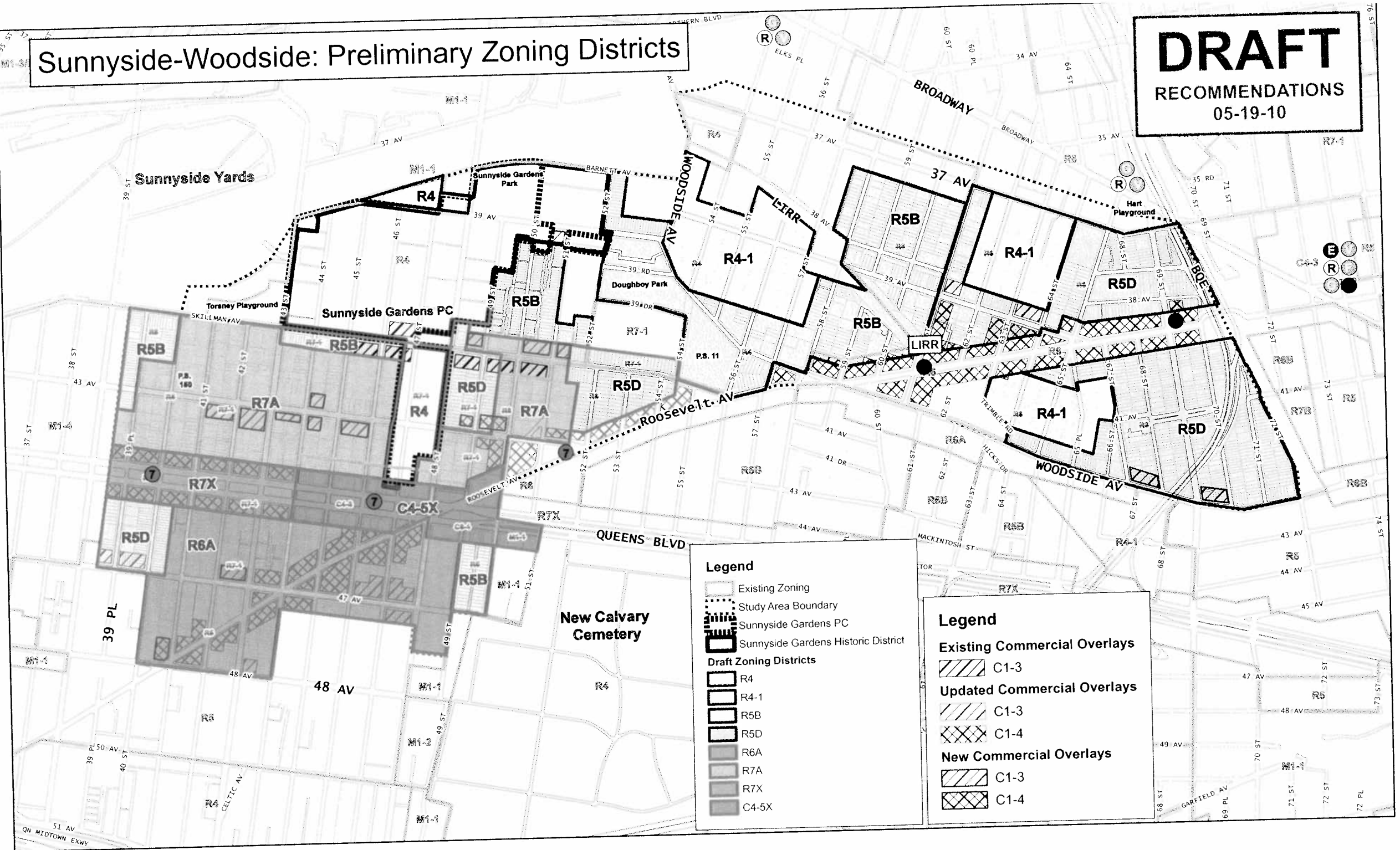
Legend

Existing Commercial Overlays

- C1-2
- C1-3
- C2-2

Sunnyside-Woodside: Preliminary Zoning Districts

DRAFT
RECOMMENDATIONS
05-19-10



Legend

- Existing Zoning
- Study Area Boundary
- Sunnyside Gardens PC
- Sunnyside Gardens Historic District
- Draft Zoning Districts**
- R4
- R4-1
- R5B
- R5D
- R6A
- R7A
- R7X
- C4-5X

Legend

- Existing Commercial Overlays**
- C1-3
- Updated Commercial Overlays**
- C1-3
- C1-4
- New Commercial Overlays**
- C1-3
- C1-4

Sunnyside-Woodside Rezoning: Zoning Comparison Table

Zoning District	EXISTING ZONING							RECOMMENDED ZONING							
	R4	R5	R6	R7-1	C4-2	C8-1	M1-1	R4-1	R5B	R5D	R6A	R7A	R7X	C4-5X	
Permitted Uses	All Resid.	All Resid.	All Resid.	All Resid.	Res. & Com.	Only Comcl.	Man. & Com.	Detach or Semi 1 & 2 Fam	All Resid.	All Resid.	All Resid.	All Resid.	All Resid.	Res. & Com.	
Max. Res. FAR	.9* Infill 1.35	1.25 Infill 1.65	2.43, 3 QH	3.44, 4 QH	2.43, 3 QH	NA	NA	.9*	1.35	2	3	4	5	5	
Max. Com. FAR	NA	NA	NA	NA	3.4	1	1	NA	NA	NA	NA	NA	NA	4	
Max. C.F. FAR	2	2	4.8	4.8	4.8	2.4	2.4	2	2	2	3	4	5	5	
Min. Lot Area	3,800 D 1,700 S, A	3,800 D 1,700 S, A	3,800 D 1,700 S, A	3,800 D 1,700 S, A	NA	NA	NA	2,375 D 1,700 S, A	2,375 D 1,700 S, A	2,375 D 1,700 S, A	3,800 D 1,700 S, A	3,800 D 1,700 S, A	3,800 D 1,700 S, A	3,800 D 1,700 S, A	
Min. Lot Width	40'D 18' S, A	40'D 18' S, A	40'D 18' S, A	40'D 18' S, A	NA	NA	NA	25' D, 18' S	25' D, 18' S, A	25' D, 18' S, A	40'D, 18' S, A	40'D, 18' S, A	40'D 18' S, A	40' D 18' S, A	
Max. St. Wall	25'	30'	60'	60'	60'	30'	30' or 2 stories	25'	30'	40'	60'	65'	85'	85'	
Max. Bldg Height	35'	40'	NA	NA	NA	NA	NA	35'	33'	40'	70'	80'	125'	125'	
Min. Front Yard	10' or 18'	10' or 18'	NA	NA	NA	NA	NA	10'; line up with 1 adj. lot; 20' max.	5'; Must line up with 1 adj. F.Y.	5'; Must line up with 1 adj. F.Y.	NA	NA	NA	NA	
Min. Side Yard	D: 2 req, 13' total, 5' min. S,A: 1 req, 8' total	D: 2 req, 13' total, 5' min. S,A: 1 req, 8' total	NA	NA	NA	NA	NA	D: 2 req, 8' total, S: 1 req, 4' total; 8' min. between adj.	D: 2 req, 13' total, 5' min. S,A: 1 req, 8' total	D: 2 req, 13' total, 5' min. S,A: 1 req, 8' total	NA	NA	NA	NA	
Required Parking	1 per dwelling unit	85%	70%	60%	1 per dwelling unit	1/300sf general retail	1 per 1,000 sf of FA or 1 for every 3 employees	1 per dwelling unit	66%	66%	50%	50%	50%	50%	

*Including increase in FAR by 20% for attic allowance.