

**Sunset Park Rezoning
Zoning Comparison Table**

	Building Type	Maximum FAR	Minimum Base Height	Maximum Base Height	Maximum Building Height	Maximum Lot Coverage	Required Front Yard	No. Side Yards	Size of Required Side Yards	Off-Street Parking Ratio
Existing Zoning Districts										
R6 Height Factor:	All	2.43	*	*	*	n/a	n/a	n/a	n/a	70%
R6 Quality Housing Narrow Street:	All	2.2	30 feet	45 feet	55 feet	60%/80%	n/a	n/a	n/a	50%
R6 Quality Housing Wide Street:		3.0	40 feet	60 feet	70 feet	65%/80%	n/a	n/a	n/a	50%
C4-3 Height Factor:	All	3.4 comm./ 2.43 res.	*	*	*	n/a	n/a	n/a	n/a	70%
C4-3 Quality Housing Narrow Street:	All	3.4 comm./ 2.2res.	30 feet	45 feet	55 feet	60%/80%	n/a	n/a	n/a	70%
C4-3 Quality Housing Wide Street	All	3.4 comm./ 3.0 res.	40 feet	60 feet	70 feet	65%/80%	n/a	n/a	n/a	70%
Proposed Zoning Districts										
R4A:	One and two-family detached	0.9	n/a	n/a	35 feet	n/a	10 feet ¹	2	10 feet	100%
R4-1:	One and two-family detached and semi-detached	0.9	n/a	n/a	35 feet	n/a	10 feet ²	2 (detached) 1 (semi-detached)	8 feet (detached) 4 feet (semi-detached)	100%
R6B:	All	2.0	30 feet	40 feet	50 feet	60%/80%	n/a	n/a	n/a	50%
R6A:	All	3.0	40 feet	60 feet	70 feet	65%/80%	n/a	n/a	n/a	50%
R7A Inclusionary:	All	3.45 (base)** 4.6 (w/IH bonus)	40 feet	65 feet	80 feet	65%/80%	n/a	n/a	n/a	50%
C4-3A:	All	3.0	40 feet	60 feet	70 feet	65%/80%	n/a	n/a	n/a	50%

* Governed by the sky-exposure plane

** The maximum FAR is increased to 4.6 only if affordable housing is provided. Height and setback regulations remain the same with or without the inclusionary bonus.

¹ If front yard exceeds 10 feet, it must be at least 18 feet

² Front yard must be at least as deep as an adjacent front yard with a minimum depth of 10 feet