

**Zoning Comparison**

	<b>R4A (In Lower Density Growth Management)</b>	<b>R5A*</b>	<b>R6</b>
<b>Housing Type</b>	One and two family Detached	One and two family Detached	All housing types
<b>Residential FAR</b>	0.75 (+0.15 attic allowance)	1.1 + 300 sf. increase for providing detached garage in backyard (approx. 1.2 – 1.22, depending on lot size)	Max. 2.43 (3.0 under Quality Housing)
<b>Minimum Lot Width</b>	30ft. (one-family) 33ft. (two-family)	30 ft.	40ft. detached (18ft. other)
<b>Max. Height</b>	35 ft.	35 ft.	(regulated through Sky Exposure Plane)
<b>Perimeter Wall or Setbacks</b>	26 ft.	25 ft.	(regulated through Initial Setback Distance)
<b>Side Yard</b>	2 required; 10ft. total (minimum); 2ft. minimum; min. 8ft. between buildings	2 required; 10 ft. total (minimum); 2 ft. minimum; min. 8ft. between buildings	Detached: 2 required; 13ft. total; 5ft. minimum
<b>Front Yard</b>	10ft. minimum	10 ft. exactly or at least as deep as adjacent front yard	N/A
<b>Residential Parking</b>	1.5 per DU	1 per DU	1 space per DU without group parking facility or 70% of total DU with group parking facilities

\* This is a new zoning district proposed by the Department of City Planning as part of the Olinville Rezoning in Bronx CD 12 (ULURP Nos. N 060083 ZRY and 060084 ZMX / CECR No. 06DCP012X)