

R2A Residential Zoning District

R2A ESTABLISHES NEW FLOOR AREA ALLOWANCES AND REVISED HEIGHT & SETBACK REGULATIONS

- NEW LIMITS FOR FLOOR AREA EXEMPTIONS
- NEW ABSOLUTE MAXIMUM WALL AND BUILDING HEIGHTS AND REVISED LOT COVERAGE PARAMETERS

R2A Residential Zoning District

R2A RESIDENTIAL DEVELOPMENT FRAMEWORK IS SIMILAR TO EXISTING R2:

- MINIMUM LOT AREA AND LOT WIDTH REQUIREMENTS REMAIN THE SAME (3,800 S.F. AREA, 40' WIDTH)
- USE AND BUILDING TYPE REQUIREMENTS REMAIN THE SAME (ONE-FAMILY, DETACHED)
- MAXIMUM ALLOWABLE FAR REMAINS THE SAME (0.5)
- YARD REQUIREMENTS MAINTAINED OR ARE INCREASED

R2A Zoning

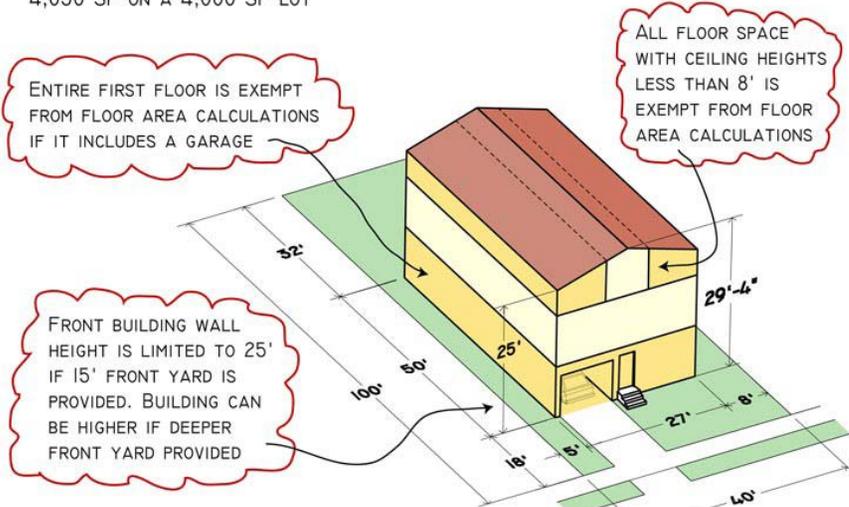
Curbing Out-Of-Scale Residential Development

R2 FRAMEWORK

- PERMISSIVE FLOOR AREA ALLOWANCES:
 - EXEMPTS ENTIRE LOWEST STORY WITH A GARAGE
 - EXEMPTS ATTIC SPACE BELOW 8'
- FLEXIBLE BUILDING WALL AND HEIGHT LIMITS
- LOT COVERAGE CAN EXTEND TO 37%

Regulations for R2

4,050 SF ON A 4,000 SF LOT



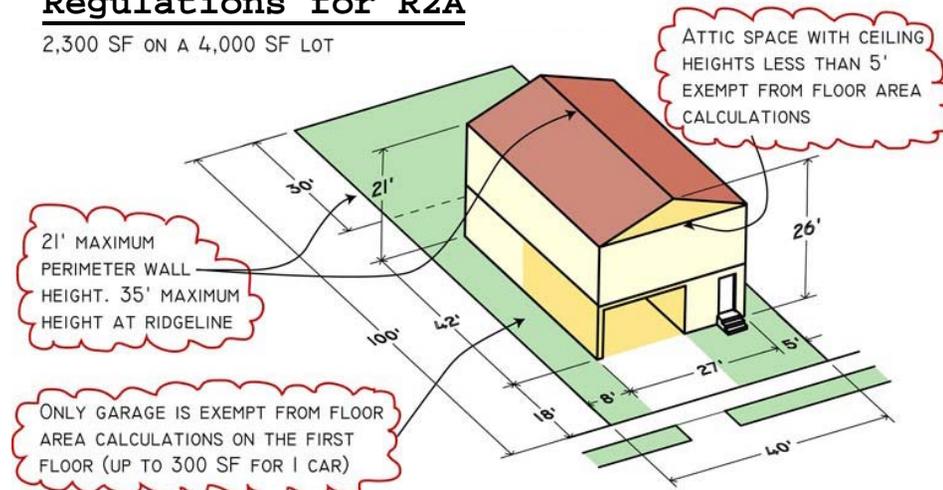
4,050 S.F. BUILDING 4,000 S.F. LOT

R2A FRAMEWORK

- REVISED FLOOR AREA ALLOWANCES:
 - EXEMPTS 300 s.f. MAXIMUM FOR GARAGE IN RESIDENCE OR IN SEPARATE STRUCTURE
 - EXEMPTS ATTIC SPACE BELOW 5'
- NEW HEIGHT LIMITS:
 - 21' BUILDING WALL
 - 35' BUILDING HEIGHT
- MAXIMUM LOT COVERAGE OF 30%

Regulations for R2A

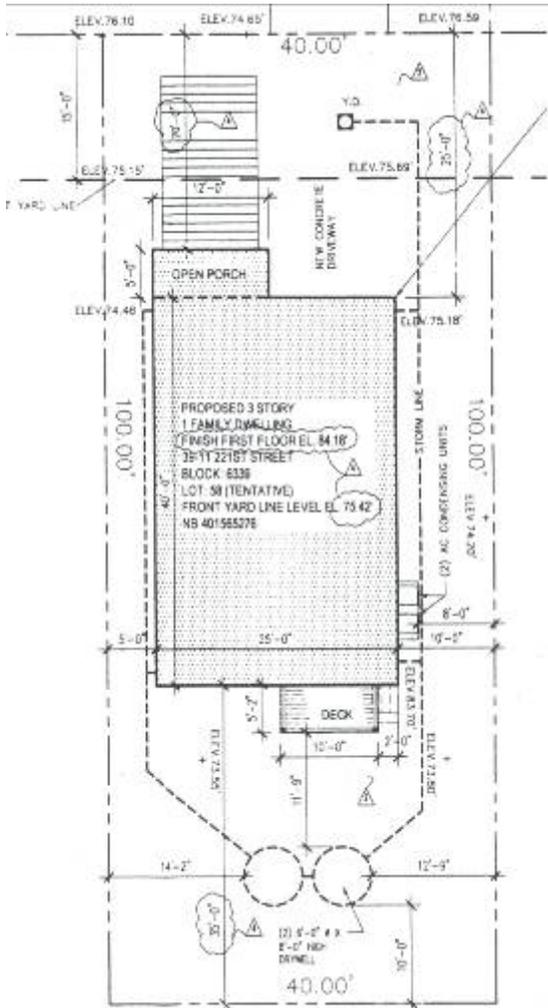
2,300 SF ON A 4,000 SF LOT



2,300 S.F. BUILDING 4,000 S.F. LOT

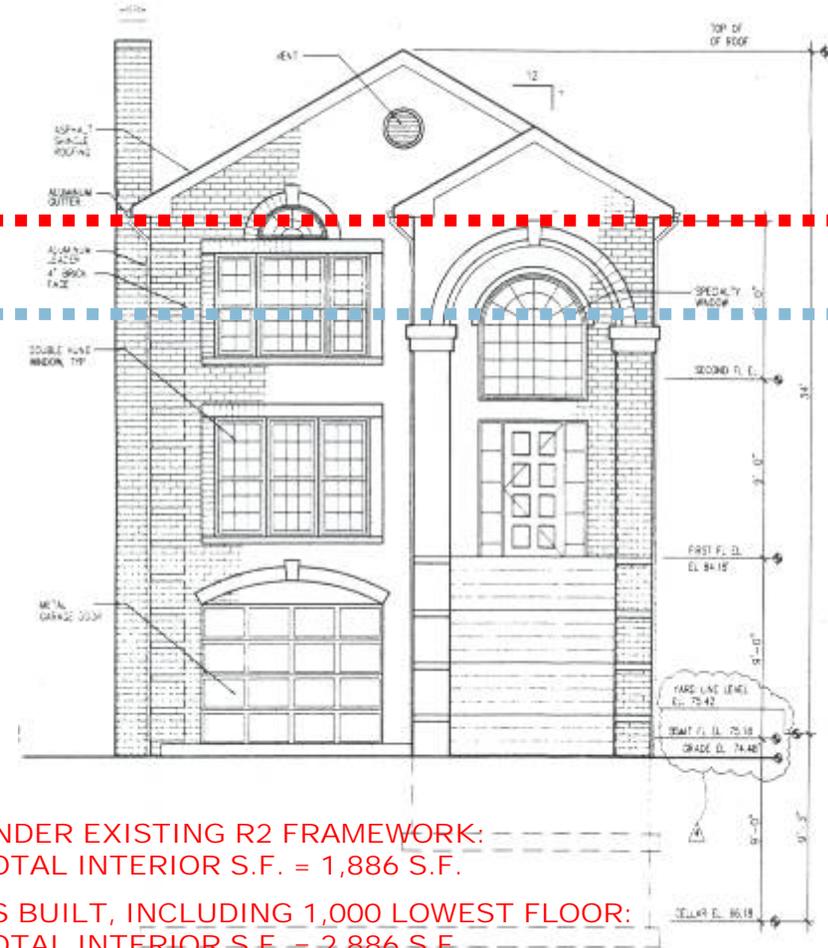
Existing R2

Examples of Recent Development



APPROX. 26'6"
ABOVE GRADE
(FRONT WALL
FACING STREET)

APPROX. 21'
ABOVE GRADE



UNDER EXISTING R2 FRAMEWORK:
TOTAL INTERIOR S.F. = 1,886 S.F.

AS BUILT, INCLUDING 1,000 LOWEST FLOOR:
TOTAL INTERIOR S.F. = 2,886 S.F.

UNDER R2A FRAMEWORK:
MAXIMUM ALLOWABLE S.F. = 2,300 S.F.
(20% LOWER THAN AS-BUILT TODAY)



Existing R2

Examples of Recent Development

ZONING ANALYSIS

#48-82 188TH STREET

BLOCK # 5623
 LOT No. 68
 MAP No. 10d
 ZONE R2

LOT AREA

40.00 X 100.00 = 4,000.00 SF

23-141 MAXIMUM FAR= 0.5

0.5 X 4,000.00 = 2,000.00 SF

FLOOR AREA RATIO

FIRST FLOOR = NOT COUNT AS FLOOR AREA

SECOND FLOOR = 27'-0" X 55'-0" = 1,485.00 SF

$$\frac{[55'-6" - 11'-6"] \cdot 11'-11"}{2} = 25.87 \text{ SF}$$

PROVIDED TOTAL FLOOR AREA = 1,510.87 SF

1,510.87 < 2,000.00 OK!

23-141 MINIMUM REQUIRED OPEN SPACE RATIO = 150

PROVIDED OPEN SPACE RATIO

$$\frac{4,000.00 - 1,510.87}{1,510.87} \times 100 = 164.74$$

164.74 > 150 OK!

23-32 MINIMUM REQUIRED LOT AREA = 3,800.00 SF

4,000.00 > 3,800.00 OK!

MINIMUM REQUIRED LOT WIDTH = 40 FT

PROVIDED LOT WIDTH = 40 FT OK!

23-45 MINIMUM REQUIRED FRONT YARD = 15 FT

PROVIDED FRONT YARD = 15 FT

23-461 REQUIRED MINIMUM 2 SIDE YARDS

REQUIRED MIN. WIDTH OF ANY SIDE YARD = 5 FT

REQUIRED TOTAL WIDTH = 13 FT

PROVIDED ONE SIDE YARD = 5 FT

PROVIDED TWO SIDE YARDS = 5 FT & 8 FT

23-47 MINIMUM REQUIRED REAR YARD = 30 FT

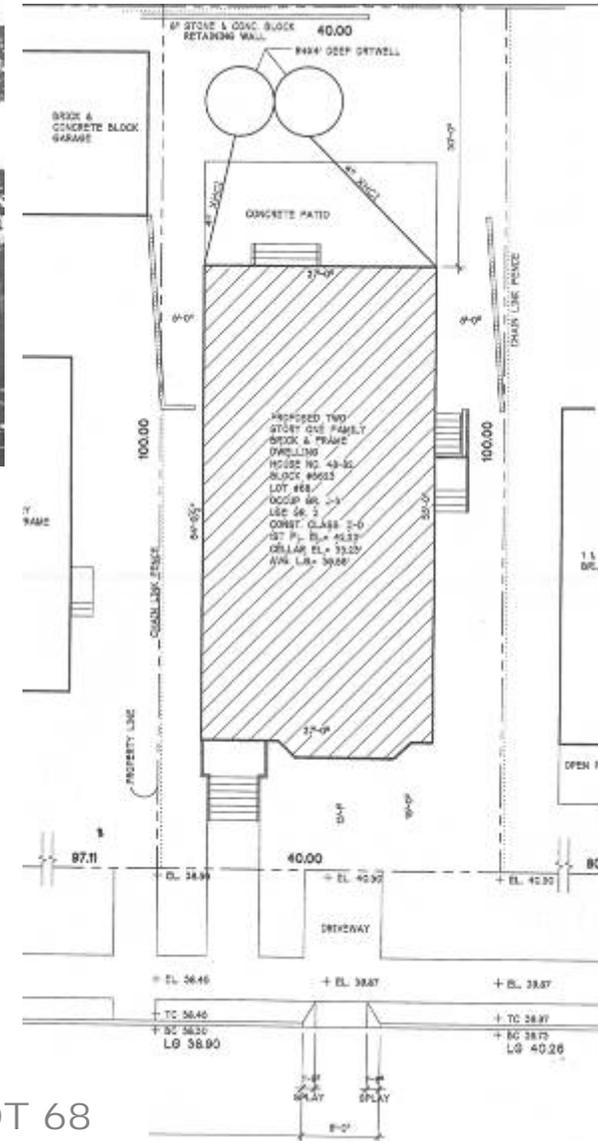
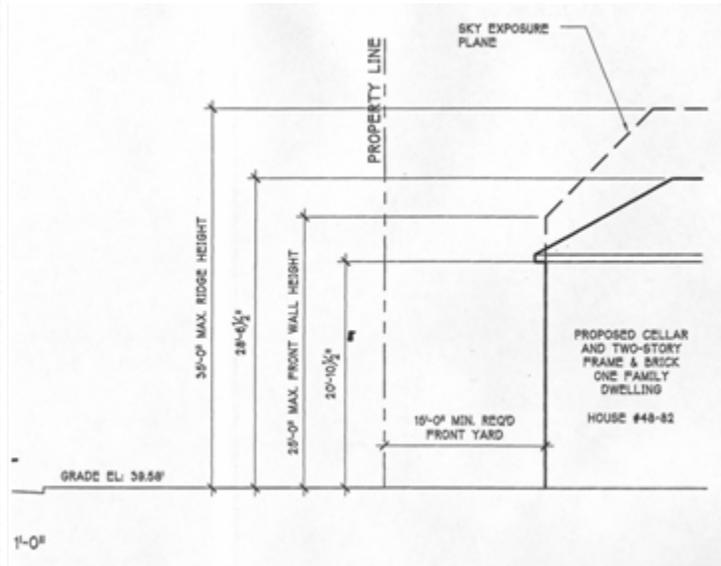
PROVIDED REAR YARD = 30 FT

23-631 MAXIMUM FRONT WALL HEIGHT = 25 FT

PROVIDED HEIGHT = 21'-11"

25-23 REQUIRED PARKING = 1

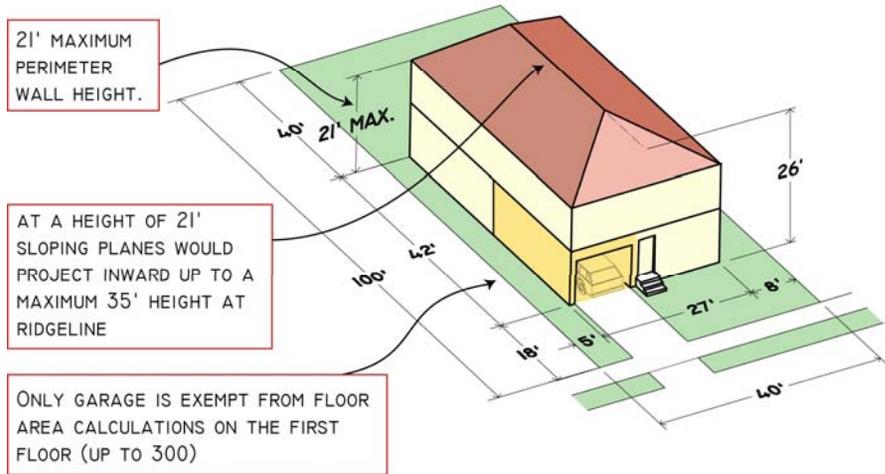
PROVIDED PARKING PROVIDED = 2



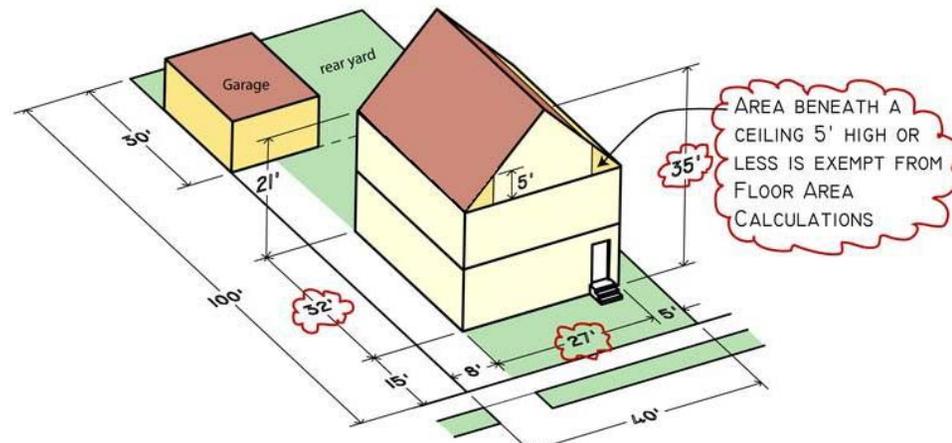
48-82 188 STREET BLOCK 5623 LOT 68

R2A Residential Zoning District

Design Diversity



Hip Roof Treatment
 2,300 SF on a 4,000 SF lot



Attic Space with Detached Garage
 2,300 SF WITH 22% LOT COVERAGE. 35' HIGH BUILDING

Zoning Comparison Chart

	R2	R2A
<u>Allowable Deductions</u>	Detached One-Family	Detached One-Family
Maximum Floor Area Ratio (FAR)	0.5	0.5
Minimum Lot Area (s.f.)	3,800sf	3,800sf
Minimum Lot Width (feet)	40'	40'
Maximum Streetwall Height (feet)	25'	21'
Maximum Building Height (feet)	Determined by Sky Exposure Plane	35'