

**Canarsie Rezoning
Comparison of Existing and Proposed Zoning Districts**

EXISTING ZONING					
District	Use	Lot Width	Residential FAR	Residential Height	Parking
R4	All Housing Types	Detach.40 ft. Other 18 ft.	.75 + .15 attic allowance	25 ft. per. wall 35 ft. max. ht.	100%
R5	All Housing Types	Detach. 40 ft. Other 18 ft.	1.25	30 ft. per. wall 40 ft. max. ht.	85%
C3	Commercial & All Housing Types (R3-2 equivalent)	Detach. 40 ft. Other 18 ft.	.5 + .1 attic allowance	21 ft. per. wall 35 ft. max. ht.	Resid. 100% Comm.Varies
C8-1	Commercial		-		Varies
PROPOSED ZONING					
District	Use	Lot Width	Residential FAR	Residential Height	Parking
R3X	Detached 1 and 2 family	35 feet	.5 + .1 attic allowance	21 ft. per. wall 35 ft. max. ht.	100%
R3-1	Detached & Semi-detached 1 and 2-family	Detach. 40 ft. Semi-Detach. 18 ft.	.5 + .1 attic allowance	21 ft. per. wall 35 ft. max. ht.	100%
R4A	Detached 1 and 2-family	30 feet	.75 + .15 attic allowance	21 ft. per. wall 35 ft. max. ht.	100%
R4-1	Detached & Semi-detached 1 and 2-family	Detach. 25 ft. Semi-Detach. 18 ft.	.75 + .15 attic allowance	25 ft. per. wall 35 ft. max. ht.	100%
R4	All Housing Types	Detach.40 ft. Other 18 ft.	.75 + .15 attic allowance	25 ft. per. wall 35 ft. max. ht.	100%
R5B	All Housing Types	Detach. 25 ft. Other 18 ft.	1.35	30 ft. per. wall 33 ft. max. ht.	66%
R5	All Housing Types	Detach. 40 ft. Other 18 ft.	1.25	30 ft. per. wall 40 ft. max. ht.	85%
R5D	All Housing Types	Detach. 25 ft. Other 18 ft.	2.0	40 ft. max. ht.	66%