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ZONING SEARCH

COMPANY: **LANDMARK ABSTRACT, LLC**

DATE : **01/09/2007**

TITLE #: **LA01531Q07**

COUNTY: **KINGS**

PREMISES : **651/661 ELTON STREET A.K.A. 786/794 NEW LOTS AVENUE**

BLOCK: **4314**

LOT: **1**

SJC REF: **328484**

THE ABOVE PREMISES IS CLASSIFIED AS BEING IN A "RS AND C1-2" ZONING DISTRICT.

THIS CLASSIFICATION IS DESCRIBED AS: RESIDENTAL DISTRICT WITH COMMERCIAL OVERLAY

PLEASE SEE THE ATTACHED FOR A MORE DETAILED DESCRIPTION.

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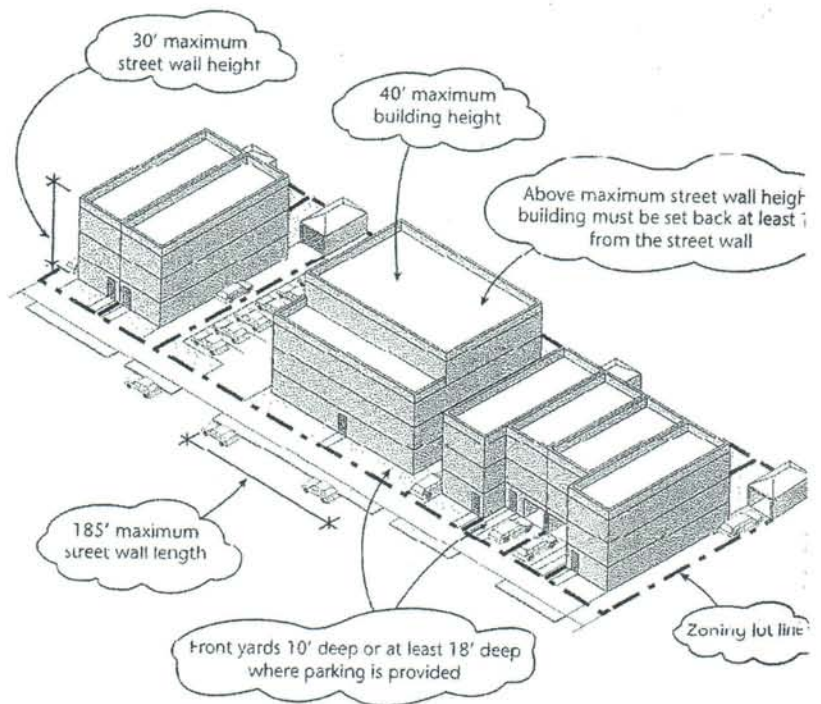
R5

R5 districts allow a variety of housing types at a higher *density* than permitted in R3 2 and R4 districts. The **floor area ratio (FAR)** of 1.25 typically produces three-story attached houses and small apartment houses. With a height limit of 40 feet, R5 districts can provide a transition between lower- and higher-density neighborhoods and are widely mapped in Brooklyn, Queens and the Bronx. Portions of East New York in Brooklyn and Astoria in Queens are R5 districts.

To ensure compatibility with existing neighborhood scale, the maximum **street wall** height of a new building is 30 feet, with a 15-foot **setback** and a maximum building height of 40 feet. Front yards for all housing types must be 10 feet deep or, if deeper, a minimum of 18 feet to prevent cars parked on-site from protruding onto the sidewalk. Detached houses must have two side yards that total at least 13 feet with a minimum width of five feet for each one. Semi-detached buildings and the end buildings in a row of attached houses need one eight-foot-wide side yard. The maximum street wall length for a row of attached buildings on a single zoning lot is 185 feet. Off-street parking is required for 85% of the dwelling units.



Arvern



Bushwick

Low-Density General Residence District											
R5	Lot Width (min)	Lot Area (min)	FAR (max)	Lot Coverage (max)	Front Yard (min)	Rear Yard (min)	Side Yards (min)			Building Height/Street Wall (max)	Required Parking (min)
							#	Total	Each		
Detached	40 ft	3,800 sf	1.25	55%	10 ft	30 ft	2	13 ft	5 ft	40 ft/30 ft	85% of dwelling units
Other	18 ft	1,700 sf					1	8 ft	na		

If depth of front yard exceeds 10 feet, it must be 18 feet deep

C1 & C2 Overlays

C1-1 C1-2 C1-3 C1-4 C1-5
C2-1 C2-2 C2-3 C2-4 C2-5

C1-1 through C1-5 and C2-1 through C2-5 districts are mapped as **commercial overlays** within residence districts. They are mapped along streets that serve the local retail needs of the surrounding residential neighborhood, and are found extensively throughout the city's lower- and medium-density areas and occasionally in higher-density districts.

Typical retail **uses** include grocery stores, restaurants and beauty parlors, catering to the immediate neighborhood. C2 districts permit a slightly wider range of uses—such as funeral homes and repair services—than C1 districts. In mixed residential/commercial buildings, commercial uses are limited to one or two floors and must always be located below the residential use.

When commercial overlays are mapped in R1 through R5 districts, the maximum commercial **floor area ratio (FAR)** is 1.0; when mapped in R6 through R10 districts, the maximum commercial FAR is 2.0. Unless otherwise indicated, the depth of overlay districts ranges from 100 to 200 feet.

Overlay districts are distinct from other commercial districts in that residential bulk is governed by the residence district within which the overlay is mapped. All other commercial districts that permit residential use are assigned a specific **residential district equivalent**. However, when residences are constructed in any commercial district, certain regulations that apply in residence districts are waived, such as front and side yard requirements.

Generally, the lower the numerical suffix, the more off-street parking is required. For example, in C1-1 districts, typically mapped in outlying areas of the city, a large food store would require one parking space for every 100 square feet of floor area, whereas no parking would be required in C1-5 districts, which are well served by mass transit.



Astoria



Boerum

	C1 & C2 Commercial Overlay Districts									
	C1-1	C1-2	C1-3	C1-4	C1-5	C2-1	C2-2	C2-3	C2-4	C2-5
Commercial FAR within R1-R5	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Commercial FAR within R6-R10	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Depth of Overlay District (in feet)	200	150	150	100	100	150	150	150	100	100

C1 & C2 Overlays

