

ZONING ANALYSIS

MAP: 23d
 DISTRICT: C1-2 IN R3-1
 LOT AREA = 29,421 SF

USE: UG1, UG2, UG3, UG4 AND UG6 PERMITTED AS PER ZR 32-11, 32-12, 32-13 AND 32-15

(COMMERCIAL USE RESTRICTED TO BELOW THE FIRST STORY CEILING WHEN UPPER FLOORS ARE OCCUPIED FOR RESIDENTIAL OR COMMUNITY FACILITY USE AS PER ZR 32-421)

*REQUIRED OR PERMITTED ACCESSORY OFF-STREET PARKING SPACES (150 MAX. AS PER ZR 36-12) CAN BE LOCATED ON THIS ZONING LOT FOR ANY COMMERCIAL OR COMMUNITY FACILITY USE ON ANY OTHER ZONING LOT IN THE SAME DISTRICT OR AN ADJOINING COMMERCIAL OR MANUFACTURING DISTRICT WITHIN 600 FEET AS PER ZR 36-43

BULK:
 FLOOR AREA:

MAXIMUM COMMERCIAL, COMMUNITY FACILITY OR COMBINED COMMERCIAL/COMMUNITY FACILITY FLOOR AREA RATIO AS PER ZR 33-121 = 1.00

MAXIMUM COMMERCIAL, COMMUNITY FACILITY OR COMBINED COMMERCIAL/COMMUNITY FACILITY FLOOR AREA = 29,421 x 1.00 = 29,421 SF

YARDS:
 NO SIDE YARDS REQUIRED AS PER ZR 33-25
 NO REAR YARD OR REAR YARD EQUIVALENT REQUIRED AS PER ZR 33-28.

HEIGHT AND SETBACK:
 MAX. HEIGHT OF FRONT WALL = 30' OR TWO STORIES, WHICHEVER IS LESS, AND THEN SLOPE AT 1:1 WITH SETBACK AT 20' ALONG EAST 70TH STREET AND 15' ALONG AVENUE U AND VETERANS AVENUE AS PER ZR 33-431.

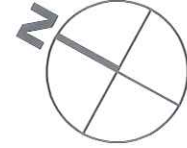
PARKING:
 ASSUMING RETAIL USE (UG 6) WITH PARKING CATEGORY B OR BI OR MEDICAL FACILITY, ONE (1) ACCESSORY OFF-STREET PARKING SPACE REQUIRED/300 SF OF FLOOR AREA AS PER ZR 36-21 BUT, IF LESS THAN 15 SPACES ARE REQ'D, ALL ARE WAIVED AS PER ZR 36-231

29,421 / 300 = 98 REQUIRED ACCESSORY OFF-STREET PARKING SPACES REQUIRED AS LONG AS CELLAR USE IS RESTRICTED TO STORAGE AND OTHER ACCESSORY USES AS PER ZR 36-231, 36-21 AND 12-10

PARKING REQUIREMENTS FOR AMBULATORY DIAGNOSTIC OR TREATMENT FACILITIES IN UG 4 AND USES IN PARKING CATEGORY BI CAN BE REDUCED BY 50% BY PERMIT OF BOARD OF STANDARDS AND APPEALS AS PER ZR 13-44.

PARKING CAN BE PROVIDED ON THE ROOF BY PERMIT OF THE BOARD OF STANDARDS AND APPEALS AS PER ZR 13-49.

ACTUAL NUMBER OF SPACES WILL BE LIMITED BY MANEUVERABILITY AS PER ZR 36-58.



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SHEET TITLE
ZONING ANALYSIS

PROJECT
AVENUE U

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DRAWING
Z-100.00

SHEET 1 OF 1

PROJECT NO: **FALCO**

DRAWN BY: **J.A.M.**

CHK'D BY: **J.A.M.**

EAST 71st STREET