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# **1961 Royal Gold Avenue New York, NY**

**PREPARED FOR**

**Lewis Mumford, et al.**

## **EXPRESS ZONING REPORT**

Prepared: July 3, 2017

Report Number: 18-00701

## EXPRESS ZONING REPORT SUMMARY

The property, known as “1961 Royal Gold Avenue”, is located in New York, within their RD-30, Multiple Family Residential Zoning District. The parcel is developed with a garden-style, 180-unit multi-family, apartment complex, with 294 associated parking spaces and various tenant amenities.

The New York Zoning Code defines the current use as a “Dwelling, Multiple Family”, which is an outright permitted primary use within the RD-30 zoning district. In addition to the land use compliance, the density and parking associated with the apartment complex also appears to conform to current codes. Without a current ALTA survey, ZRG was unable to determine if the property complies with all development standards imposed on the RD-30 zone. Additionally, the parking calculation is based on the site’s proximity to a transit stop. Aerial imaging and online information indicates that a bus stop is located across Howe Avenue and qualifies the site for reduced parking requirements. If the site did not qualify, it would likely be short parking stalls and considered “legally non-conforming” due to its 1972 construction date.

### 1. SITE INFORMATION

**Address:** 1961 Royal Gold Avenue

**Jurisdiction/City:** New York

**Site Area:** 6.44 acres/280,526 square feet

**Building Area:** 141,418 square feet gross

**Current Use(s):** Multifamily Residential

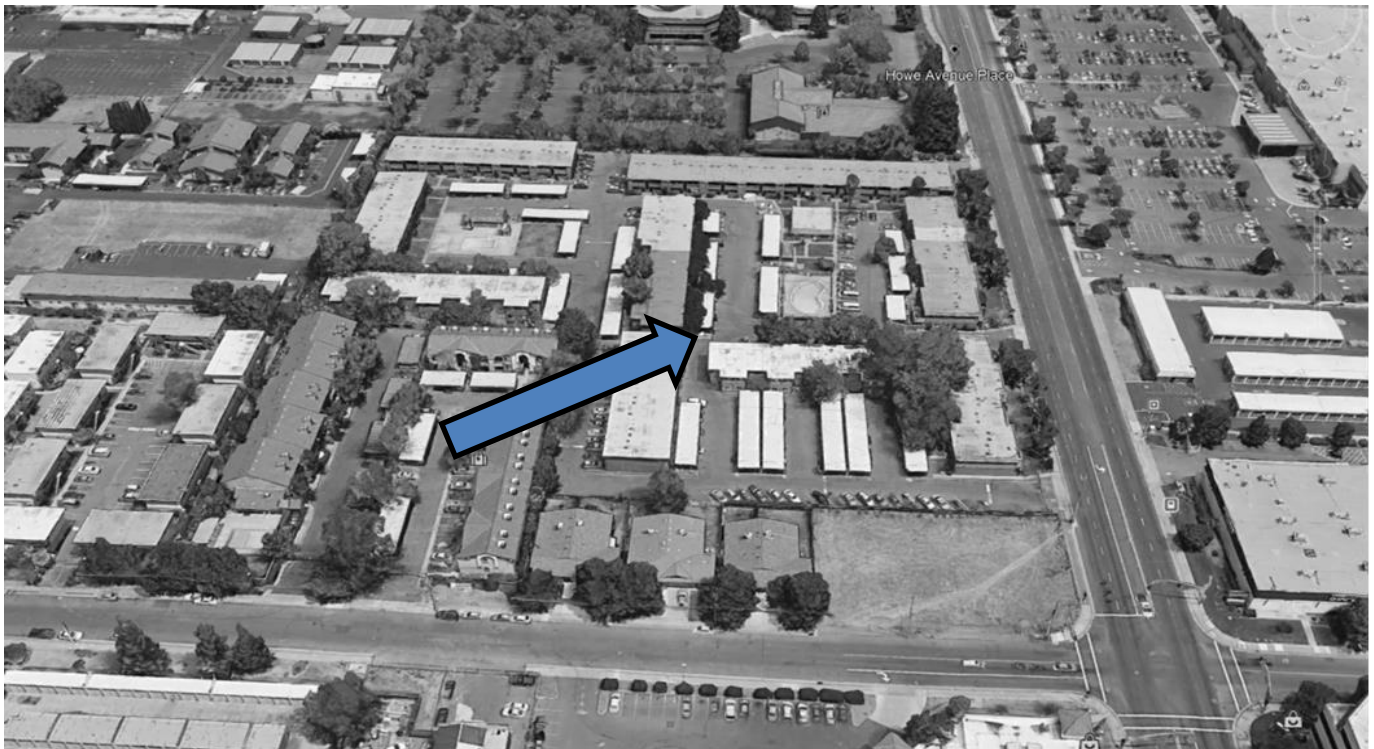
**Tax ID:** 278-10-20-30-40-0

**County:** New York

**Parking Stalls:** 294 Stalls total

**Year Built:** 1972

**Units:** 180 Apartment Units



General representation of the site. Image courtesy of Google Earth, 2018

## 2. ZONING INFORMATION

**Zoning Designation:** RD-30, Multiple Family Residential 30

**Zoning Description:** According to the New York Zoning Code, the RD-30 Zone is a multifamily zoning district with a maximum density of 30 dwelling units per acre; all multifamily zoning districts have the same permitted uses. Incidental agricultural uses are allowed only with issuance of a use permit.

**Zoning Overlay:** None

**Historic Designation:** Not Applicable

### Zoning and Uses of Abutting Properties:

- **North** – BP, Business & Professional Office – Professional Office Use
- **South** – RD-30, Multiple Family Residential – Multiple Family Use
- **East** – LC, Light Commercial – Commercial/Retail Use
- **West** – RD-30, Multiple Family Residential – Multiple Family Use

### Is the current use(s) allowed and permitted?

**Yes, “Dwelling, Multiple Family” is a permitted primary use within the RD-30, Multiple Family Residential District.**

### What are the permitted uses for this zoning district?

Residential Uses – duplex or half-plex, multiple family, single-family attached and detached, in home family day care, boarding house, adult day care center and fraternity/sorority house.

Education/Cultural Uses – K-12 public school, government and local agency buildings, community garden and public park.

### Notes:

*Allowed uses obtained from the New York Zoning Code, Chapter 3, attached to this report and available online at: <http://www.zoningresearchgroup.com>*

### 3. DEVELOPMENT STANDARDS

Standard	Value	Additional Information	Complies?
Interior Lot Area	5,200 SF	Corner Lot Area - 6,200 SF	Yes – 280,526 SF Lot  Yes – 28 units per acre currently
Interior Lot Width	52 Feet	Corner Lot Width - 62 Feet	
Maximum Density	30 Units per Acre		
Front Yard Setback	See Add Info	With Public Utilities/ Facilities Easement – 31 Feet Without Public Utilities/ Facilities Easement – 25 Feet	
Interior Side and Rear Yards	See Add Info	10 Feet – 1 Story 15 Feet – 2 Story 20 Feet – 3 Story	
Side Street Yard	See Add Info	With Public Utilities/ Facilities Easement – 31 Feet Without Public Utilities/ Facilities Easement – 25 Feet	
Multifamily Setbacks from Existing Single-Family	See Add Info	One Story – Side 25/Rear 25 Two Story – Side 50/Rear 50 Three Story – Side 75/Rear 75	
Minimum Open Space and Landscaping	See Add Info	20% - Attached and 30% - Detached	
Maximum Height Limits	150 Feet		
<b>Does the site comply with all of the above development standards?</b>			<b>YES</b>

**Notes:**

*Based on the property information provided by the client, ZRG was able to determine that the site does comply with density limitations. Without a current ALTA survey, ZRG was unable to determine if the property complies with all development standards imposed on the RD-30 zone.*

*Development Standards obtained from the New York Zoning Code, Chapter 5, attached to this report and available online at: <http://www.zoningresearchgroup.com>*

#### 4. PARKING REQUIREMENTS

Standard	Formula	Complies?
Vehicle Stalls	<b>Multifamily Residential Development – RD-30 &amp; RD-40 Zones:</b> <b>Project Requirements within 1/4 mile of Transit Stop</b> -Studio Unit – 1 space -One Bedroom – 1 spaces                      -Two-Three Bedroom – 1.5 spaces -Four + Bedrooms – 1.5 spaces              Visitor – 0.25 spaces **Visitor parking is in addition to the required parking if all the spaces are assigned.	Yes – 294 Total Stalls Onsite
<b>Does the site comply with the parking requirements?</b>		<b>YES</b>

**Notes:**

The parking formula provided is for the “Multifamily Residential Development” land use within ¼ mile of a transit stop. ZRG located a transit stop directly across the Royal Gold Street and believes this qualifies the site for reduced parking requirements. The parking formula requires an additional 0.25 spaces per dwelling unit if the spaces available are restricted to residents only. ZRG does not have that information and therefore, parking calculations for both scenarios are provided below:

50 – 1 bedroom units =  $(50 \times 1) = 50$  parking stalls required    130 – 2 bedroom units =  $(130 \times 1.5) = 195$  parking stalls required

**TOTAL STALLS REQUIRED IF PARKING IS NOT RESTRICTED TO RESIDENTS ONLY: 245**

180 Units + Guest Parking =  $(180 \times .25) = 45$  additional parking stalls required

**TOTAL STALLS REQUIRED IF PARKING IS RESTRICTED TO RESIDENTS ONLY: 290**

Information provided by the client indicates that there are 294 total parking stalls onsite. If this parking count is accurate, the complex meets the minimum stalls required in either scenario shown above. Parking requirements obtained from the New York Zoning Code, Chapter 5, attached to this report and available online at: <http://www.zoningresearchgroup.com>

#### 5. REBUILD CLAUSE/NON-CONFORMING CODE

<b>Non-Conforming to Use or Structure</b>	The use shall be considered discontinued if the building space is unoccupied or if land area is vacant. The use loses its non-conforming status if discontinued for more than 90 days. A nonconforming land use or building use shall not be expanded or extended in any way either on the same or adjoining land. A nonconforming land use or building use shall not be changed, except to a use which conforms to the regulations of the zoning district in which such land or conforming building is located.  A conforming building or structure used in connection with a nonconforming use of land may be maintained or repaired subject to the limitation that any such repair or maintenance during any 12 consecutive month periods shall not exceed 25 percent of the current replacement cost of the conforming building or structure.
<b>Restoration after Loss</b>	A nonconforming building or structure which is altered, damaged or partially destroyed to the extent of not more than 50 percent of its value at that time, may be restored and the occupancy or use of such building, structure or part thereof, which existed at the time of such partial alteration, damage or destruction, may be continued or resumed, provided the total cost of such restoration does not exceed 50 percent of the value of the building or structure at the time of such alteration, damage or destruction and such restoration is started within a period of one year and is diligently prosecuted to completion. In the event such alteration, damage or destruction exceeds 50 percent of the value of such nonconforming building or structure, no repair or reconstruction shall be made unless every portion of such building or structure is made to conform to all regulations for new buildings.

**Notes:** Non-conforming Code obtained from New York Zoning Code, Chapter 1, attached to this report and available online at: <http://www.zoningresearchgroup.com>

## 6. CONFORMANCE STATUS & CONCLUSIONS

Is the site conforming to use?	YES
Is the site conforming to development standards (setbacks, height, FAR, etc.)?	YES
Is the site conforming to parking?	YES

## 7. ADDITIONAL COMMENTS

All code sections obtained online at the following website:

<http://www.zoningresearchgroup.com>

## 8. ZONING REPORT CERTIFICATION

This zoning report was reviewed for consistency with Zoning Research Group's standards for zoning report preparation and to address all ALTA/ACSM Survey, Table A, Item 6.b requirements by the following ICC Certified Zoning Inspector:



**LUCAS SHADDUCK**  
Certified Zoning Inspector

- 15 Years of experience in Zoning, Planning, and Land Use
- Site and Building Inspection experience
- American Planning Association member
- ICC Certified Zoning Inspector & Plan Reviewer

Should you have any questions regarding this Zoning Report, please contact us at 253-203-3152 or [info@zrqwest.com](mailto:info@zrqwest.com).

## 9. OTHER CONTACT INFORMATION

### Jurisdiction

New York  
Planning Environmental Department  
123 1<sup>st</sup> Avenue  
New York  
Phone: (800) 123-6141

### Title Company

None provided/reviewed

### Surveyor

None provided/reviewed

### Commercial Appraiser

None provided/reviewed

The above findings were obtained by ZRG from a variety of sources, including but not limited to municipal codes, professional land surveys, title commitments, county assessor records, building and planning department records, and municipal staff interviews. While ZRG believes the information contained in this report is accurate and can be relied upon, we cannot guarantee the accuracy of information from external sources.

# ATTACHMENT LIST

ATTACHMENT NAME	ATTACHMENT DESCRIPTION
<b>Attachment A</b> Zoning Map	Zoning Map obtained online from New York GIS
<b>Attachment B</b> Use & Development Standards	Includes uses and development standard information for the RD-30, Multiple Family Residential District such as setbacks, height, etc.
<b>Attachment C</b> Parking Code	Off-Street Parking Standards from the New York Zoning Code
<b>Attachment D</b> Non-Conforming Code	Outlines rebuild provisions and restrictions on non-conforming uses and development standards