102-51 Queens Boulevard, Queens

Zoning Comparison Table

1/18/24

	R7-1/C1-2 Existing Zoning		R7-1 Proposed Zoning		R8X/C2-4 Proposed Zoning (MIH)	
	ZR Section #	R7-1/C1-2	ZR Section #	R7-1	ZR Section #	R8X/C2-4
USE GROUPS						
Permitted Use Groups	22-10 / 32-10	1-4, 6	22-10	1, 2, 3, 4	22-10 / 32-10	1-4, 6-9, 14
MAXIMUM FAR						
Residential	23-153 / 23-151	4.0 (QH)*, 3.44 (QH)**, 3.44 (HF)	23-153/23-151	4.0 (QH)*, 3.44 (QH)**, 3.44 (HF)	23-154***	7.2
Affordable Independent Residences for Seniors	23-155	5.01	23-155	5.0	23-155	7.2
Community Facility	24-11 / 33-121	4.8	24-11	4.8	24-11	6.0
Commercial	33-121	2.0	n/a	n/a	33-121	2.0
Commercial and Community Facility	33-121	4.8	n/a	n/a	33-121	6.0
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	n/a	n/a	23-45	None	23-461	None
Minimum Side Yard	23-462 / 33-25	None or 8'	23-462	None or 8'	23-462 / 33-25	None or 8'
Minimum Rear Yard	23-47 / 33-26	30', 20' (Commercial)	23-47	30'	23-47 / 33-26	30', 20' (Commercial)
HEIGHT AND SETBACKS						
Minimum Base Height	23-662	40' (QH)*	23-662	40' (QH)*	23-662	60'
Maximum Base Height	23-662 / 33-431	75' (QH)*, 65' (QH)**, 60' or 4 stories (Commercial)	23-662	75' (QH)*, 65' (QH)**	23-664*** / 33-431	105' / 85' or 6 stories (Commercial)
Maximum Building Height	23-662	80' (QH)*, 75' (QH)**	23-662	80' (QH)*, 75' (QH)**	23-664***	175' / 17 stories
Maximum Height of Front Wall	23-662 / 33-431	75' (QH)*, 65' (QH)**, 60' or 4 stories (Commercial)	23-662	75' (QH)*, 65' (QH)**	23-664*** / 33-431	105' / 85' or 6 stories (Commercial)
Sky Exposure Plane	23-641 / 33-431	2.7:1 narrow / 5.6:1 wide (HF) (Commercial)	23-641	2.7:1 narrow / 5.6:1 wide (HF)	33-431	2.7:1 (narrow), 5.6:1 (wide)
Setbacks from Narrow Streets	23-641 / 23-662 / 33-431	15' (QH), 20' (HF), 20' (Commercial)	23-641/23-662	15' (QH), 20' (HF)	23-662 / 33-431	15', 20' (Commercial)
Setbacks from Wide Streets	23-641 / 23-662 / 33-431	10' (QH), 15' (HF), 15' (Commercial)	23-641/23-662	10' (QH), 15' (HF)	23-662 / 33-431	10', 15' (Commercial)
OPEN SPACE						
Minimum Open Space Ratio/Maximum Lot Coverage	23-151	Varies	23-151	Varies	n/a	n/a
LOT COVERAGE						
Interior/Through Lot	23-153	65% (QH)	23-153	65% (QH)	23-153	70%
Corner Lot	23-153	100% (QH)	23-153	100% (QH)	23-153	100%
DENSITY						
Maximum Number of Dwelling Units	23-22	680 sf/DU	23-22	680 sf/DU	23-22	680 sf/DU
Affordable Independent Residences for Seniors	23-23	325 sf/DU	23-23	325 sf/DU	23-23	325 sf/DU
PARKING						
Residential	25-23	50% (QH), 60% (HF)	25-23	50% (QH), 60% (HF)	25-23	40%
Commercial	36-21	By Use	n/a	n/a	36-21	By Use
Income-Restricted Housing Units	12-10/25-251	None (Transit Zone)	12-10/25-251	None (Transit Zone)	12-10/25-251	None (Transit Zone)
Affordable Independent Residences for Seniors	12-10/25-252	None (Transit Zone)	12-10/25-252	None (Transit Zone)	12-10/25-252	None (Transit Zone)
Government Assisted Dwelling Units	12-10/25-253	25% (QH) / 45% (HF)	12-10/25-253	25% (QH) / 45% (HF)	12-10/25-253	25%
LOADING						
Commercial	36-62	By Use	n/a	n/a	36-62	By Use
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	36-711	By Use	n/a	n/a	36-711	By Use

*Within 100' of a wide street

**Beyond 100' of a wide street

***When providing affordable housing pursuant to the Inclusionary Housing Program set forth in ZR Section 23-90