231-06 - 231-10 Northern Boulevard, Queens

Zoning Comparison Table

	Permitted/Required			
	Existing Zoning (R1-2)		Proposed Zoning (R1-2/C2-2)	
	ZR Section #	R1-2	ZR Section #	R1-2/C2-2
USE GROUPS	22-10	1,3,4	22-10, 32-10	1,3,4, 5, 6, 7, 8, 9, 14
Residential	23-141	0.5	23-141	0.5
Affordable Independent Residences for Seniors ("AIRS")	23-144	n/a	23-144	n/a
Community Facility	24-11	1	24-11, 33-121	0.5
Commercial	n/a	n/a	33-121	1
Commercial and Community Facility	n/a	n/a	33-121	1
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	23-45(a)	20'	23-45(a), 35-51	20', None (Commercial)
Minimum Side Yard	23-461/462	20' (total), 8' (min), 20' (Corner)	23-461/462, 35-52	20' (total), 8' (min), 20' (Corner), 8' or None (Comm.)
Minimum Rear Yard	23-47	30'	23-47, 33-26	30', 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	n/a	n/a	n/a	n/a
Maximum Base Height	23-631(a)	25'	23-631(a), 33-431	25', 30' (Commercial)
Maximum Building Height	23-631(a)	Sky Exposure Plane	23-631(a), 33-431	Sky Exposure Plane
Maximum Height of Front Wall	23-631(a)	25'	23-631(a), 33-431	25', 30' (Commercial)
Sky Exposure Plane	23-631(a)	1 to 1	23-631(a), 33-431	1 to 1
Setbacks from Narrow Streets	n/a	n/a	33-431	20'
Setbacks from Wide Streets	n/a	n/a	33-431	15'
OPEN SPACE				
Residential	23-142	150	23-142	150
Max. Interior Lot Coverage	23-142	n/a	23-142	n/a
AIRS	n/a	n/a	n/a	n/a
Minimum Open Space Ratio	23-142	150	23-142	150
Maximum Lot Coverage	23-142	n/a	23-142	n/a
LOT COVERAGE				
Interior/Through Lot	23-142	n/a	23-142	n/a
DENSITY				
Maximum Number of Dwelling Units/Minimum Size	23-22	2,850 sf/DU	23-22	2,850 sf/DU
PARKING				
Residential	25-23	100%	25-23	100%
Commercial	n/a	n/a	36-21	By Use
Income-Restricted Housing Units	12-10/25-251	n/a	12-10/25-251, 36-33	n/a
AIRS	12-10/25-252	n/a	12-10/25-252, 36-33	n/a
Government Assisted Dwelling Units	12-10/25-253	n/a	12-10/25-253, 36-33	n/a
LOADING				
Commercial	n/a	n/a	36-62	By Use
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units	25-80	1 per 2 dwelling units
Bicycle Parking (Affordable Independent Residences for Seniors)	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf
Bicycle Parking (Commercial)	n/a	n/a	36-711	By Use