23-01 & 23-05 Steinway Street, Queens

Zoning Comparison Table

	Existing/Proposed Zoning					
	Existing Zoning (R5D)		Existing Zoning (R5D/C2-3)		Proposed Zoning (R6A/C2-4) Under MIH Zoning	
	ZR Section #	R5D	ZR Section #	R5D/C2-3	ZR Section #	R6A/C2-4 (MIH)
USE GROUPS	22-10	1, 2, 3, 4	22-10 / 32-10	1-9, 14	22-10 / 32-10	1-9, 14
Residential	23-142	2.0	23-142	2.0	23-154*	3.6
Affordable Independent Residences for Seniors	23-144	1.95	23-144	1.95	23-155	3.9
Community Facility	24-11	2.0	24-11 / 33-121	2.0	24-11 / 33-121	3.0
Commercial	n/a	n/a	33-121	2.0	33-121	2.0
Commercial and Community Facility	n/a	n/a	33-121	2.0	33-121	3.0
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	23-45	5'	23-45 / 35-51	5', None (Commercial)	n/a	n/a
Minimum Side Yard	23-461	8' (Detached), 4' (Semi-detached)	23-461 / 35-25	8' (Detached), 4' (Semi-detached), 8' or None (Com	23-462 / 35-25	None or 8'
Minimum Rear Yard	23-47	30'	23-47 / 35-26	30', 20' (Commercial)	23-47 / 33-26	30', 20' (Commercial)
HEIGHT AND SETBACKS						
Minimum Base Height	n/a	n/a	n/a	n/a	23-662 / 35-652	40'
Maximum Base Height	23-631(f)	45' (w/ QGF)	23-631(f) / 33-431 / 35-652	45' (w/ QGF), 30' or 2 stories (Commercial)	23-664* / 33-431 / 35-652	65' (w/ QGF), 60' or 4 stories (Commercial)
Maximum Building Height	23-631(f)	45'/4-Stories (w/ QGF)	23-631(f) / 35-652	45'/4-Stories (w/ QGF)	23-664* / 35-652	85'/8 stories (w/ QGF)
Maximum Height of Front Wall	23-631(f)	45'* (w/ QGF)	23-631(f) / 33-431 / 35-652	45'* (w/ QGF), 30' or 2 stories (Commercial)	23-664* / 33-431 / 35-652	65' (w/ QGF), 60' or 4 stories (Commercial)
Sky Exposure Plane	n/a	n/a	33-431 / 35-652	1:1	33-431 / 35-652	2.7:1 (Narrow), 5.6:1 (Wide)
Setbacks from Narrow Streets	n/a	n/a	33-431 / 35-652	20'	23-662 / 33-431 / 35-652	15', 20' (Commercial)
Setbacks from Wide Streets	n/a	n/a	33-431 / 35-652	15'	23-662 / 33-431 / 35-652	10', 15' (Commercial)
OPEN SPACE						
Minimum Open Space Ratio/Maximum Lot Coverage	23-142	40% / 20% (Corner)	23-142	40% / 20% (Corner)	n/a	n/a
LOT COVERAGE						
Interior/Through Lot	23-142	60%	23-142	60%	23-153	65%
Corner Lot	23-142	80%	23-142	80%	23-153	100%
DENSITY						
Maximum Number of Dwelling Units	23-22	760 sf/DU	23-22	760 sf/DU	23-22	680 sf/DU
Affordable Independent Residences for Seniors	n/a	n/a	n/a	n/a	23-23	325 sf/DU
PARKING						
Residential	25-23	66%	25-23	66%	25-23	50%
Commercial	n/a	n/a	36-21	By Use	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	55%	12-10/25-253	55%	12-10/25-253	35%
LOADING						
Commercial	n/a	n/a	36-62	By Use	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 (Affordable Independent Residences for Seniors)	25-80	1 per 10,000 sf	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	36-711	By Use

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