165-25 Union Turnpike, Queens

Zoning Comparison Table

6/23/2025

	R3-2 Existing Zoning		R6A/C2-3 Proposed Zoning (MIH)	
	ZR Section #	R3-2	ZR Section #	R6A/C2-3
USE GROUPS				
Permitted Use Groups	22-10	I-IV	22-10 / 32-10	I-IV, VI-X
MAXIMUM FAR				
Residential	23-21	0.75, 1.0*	23-22	3.0
Qualifying Affordable / Senior Housing	23-21	0.75, 1.0*	23-22	3.9
Community Facility	24-11	1.0	33-121 / 24-11	3.0
Commercial	n/a	n/a	33-121	2.0
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	23-321	15'	n/a	n/a
Minimum Side Yard	23-331	Two of 5' each (Detached), 5' (Semi-Detached or Zero-Lot Line), None or 5' (Other Residences)	34-232 / 33-25	None or 5' (Residential), None or 8' (Commercial)
Minimum Rear Yard	23-342	20' or 30' (Varies)	23-342 / 33-26	20' or 30' (Varies) (Residential), 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	n/a	n/a	23-432^	40'
Maximum Base Height	23-421 / 23-424	25' (pitched-roof), 35*	23-432^	65'
Maximum Building Height	23-421 / 23-422(a) / 23-424	35'	23-432^	95'***
Sky Exposure Plane	23-421	By Roof Type	n/a^	n/a
Setbacks from Narrow Streets	n/a	n/a	23-433^	15'
Setbacks from Wide Streets	n/a	n/a	23-433^	10'
LOT COVERAGE				
Interior/Through Lot	23-361	50% (One- & Two-Family Homes), 80% (Multiple Dwellings)	23-362	80%
Corner Lot	23-361	80% (One- & Two-Family Homes), 100% (Multiple Dwellings)	23-362	100%
DENSITY				
Maximum Number of Dwelling Units	23-52	680 sf/DU	23-52	680 sf/DU
Qualifying Senior Housing / Conversions	23-52	None	23-52	n/a
PARKING				
Residential	25-232	50%, None**	25-232	50%
Commercial	n/a	n/a	36-21	By Use
Qualifying Affordable Housing	25-232	50%	25-222	25%
Qualifying Senior Housing	25-232	10%	25-222	10%
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units (UG-2)	25-811	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	n/a	n/a	36-711	By Use
LOADING				
Commercial	n/a	n/a	36-62	By Use

*If a qualifying residential site

**If a qualifying residential site with 75 or fewer dwelling units

***If providing qualifying affordable housing or qualifying senior housing

^Per ZR Section 33-40, commercial uses in R6A districts are subject to Height and Setback regulations in ZR Section 23-43