214-32 Hillside Avenue, Queens

Zoning Comparison Table

	Permitted/Required			
	Existing Zoning (R2)		Proposed Zoning R2/C2-3	
	ZR Section #	R2	ZR Section #	R2/C2-3
USE GROUPS	22-10	1, 3, 4	32-10	1, 3, 4, 5, 6, 7, 8, 9, 14
Residential	23-142	0.5	23-142	0.5
Affordable Independent Residences for Seniors ("AIRS")	23-144	n/a	23-144	n/a
Community Facility	24-11	1	33-121	1
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	23-45a	15'	23-45a	15'' / n/a (Commecial)
Minimum Side Yard	23-461	5' min. each, Total 13'	23-461 / 33-25	5' min. each, Total 13' / None or 8' (Commercial)
Minimum Rear Yard	23-47	30'	23-47 / 33-26	30' / 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	23-631	n/a	23-631 / 33-431	n/a
Maximum Base Height	23-631	25'	23-631 / 33-431	25' / 30' or 2-Stories (Commercial)
Maximum Building Height	23-631	Sky Exposure Plane	23-631 / 33-431	35' / Sky Exposure Plane (Commercial)
Maximum Height of Front Wall	23-631	25'	23-631 / 33-431	25' / 30' or 2-Stories (Commercial)
Sky Exposure Plane	23-631	1:1	23-631 / 33-431	1:1
Setbacks from Narrow Streets	23-631	n/a	23-631 / 33-431	20' (15' at grade)
Setbacks from Wide Streets	23-631	n/a	23-631 / 33-431	15'(10' at grade)
OPEN SPACE				
Minimum Required	23-141	150.0	23-141	150.0 / n/a (Commercial)
LOT COVERAGE				
Interior/Through Lot	23-141 / 24-11	55% (CF)	35-22 / 23-141 / 24-11	55% (CF)
Corner Lot	23-141 / 24-11	60% (CF)	35-22 / 23-141 / 24-11	60% (CF)
DENSITY				
Affordable Dwelling Units	23-22	1,900	23-22	1,900
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	n/a
Affordable Independent Residences for Seniors	12-10/25-252	n/a	12-10/25-252	n/a
Government Assisted Dwelling Units	12-10/25-253	n/a	12-10/25-253	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 (AIRS)	25-80	n/a	25-80	n/a
Bicycle Parking (Commercial)	n/a	n/a	36-70	By Use

*Most commercial retail uses require one space per 400 square feet of space