10-86 Cypress Avenue Rezoning, Queens

Zoning Comparison Table

	M1-4D Existing Zoning	
	ZR Section #	**M1-4D**
USE GROUPS		
Permitted Use Groups	*42-10/42-311*	*I, II, III(B)-X*
MAXIMUM FAR		
Residential	*42-12/42-311/43-61/23-21*	*1.5 / 2.0**
Qualifying Affordable / Senior Housing	*43-61/23-21*	*2***
Community Facility	*43-122*	*6.5*
Commercial	*43-12*	*5.0*
Manufacturing	*43-12*	*5.0*
YARDS		
Minimum Front Yard	*43-61/23-32*	*10 ft (Residential)*
Minimum Side Yard	*43-25/43-61/23-332*	*None or 8' / None or 5' (Residential)*
Minimum Rear Yard	*43-26/43-61/23-342*	*20' / 30' (Residential)*
HEIGHT AND SETBACKS		
Minimum Base Height	*n/a*	*n/a*
Maximum Base Height	*43-43/43-61/23-422*	*60'/4-Stories / 35' (Residential)*
Maximum Building Height	*43-43/43-61/23-422*	*Sky Exposure Plane / 45' (Residential)*
Sky Exposure Plane	*43-43*	*2.7:1 (Narrow Street) / 5.6:1 (Wide Street)*
Setbacks from Narrow Streets	*43-43/43-61/23-423*	*20' / 15' (Residential)*
Setbacks from Wide Streets	*43-43/43-61/23-423*	*15' / 10' (Residential)*
LOT COVERAGE		
Interior/Through Lot	*43-61/23-361*	*60% (Residential)*
Corner Lot	*43-61/23-361*	*80% (Residential)*
DENSITY		
Maximum Number of Dwelling Units	*43-61/23-52*	*680 sf/DU*
Qualifying Senior Housing / Conversions	*43-61/23-52*	*None*
PARKING		
Residential	*44-022/25-222*	*35%*
Commercial	*44-20*	*By Use*
Community Facility	*44-20*	*By Use*
Qualifying Affordable Housing	*44-022/25-222*	*None*
Qualifying Senior Housing	*44-022/25-222*	*None*
Bicycle Parking (Residential)	*44-022/25-811*	*1 per 2 dwelling units (UG-II)*
Bicycle Parking (AIRS)	*44-022/25-811*	*1 per 10,000 sf*
Bicycle Parking (Commercial/Manufacturing)	*44-60*	*By Use*
LOADING		
Commercial	*44-52*	*By Use*
Manufacturing	*44-52*	*By Use*

**If a qualifying residential site*

***When providing qualifying affordable housing or qualifying senior housing*