South Jamaica Rezoning, Queens

Zoning Comparison Table

	Permitted/Required							
	Existing Zoning (R4)		Existing Zoning (R5D)		Existing Zoning (R5D/C1-4)		Proposed Zoning (R7A/C1-4) Under MIH Zoning	
	ZR Section #	R4	ZR Section #	R5D	ZR Section #	R5D/C1-4	ZR Section #	R7A/C1-4 (MIH)
USE GROUPS	22-10	1, 2, 3, 4	22-10	1, 2, 3, 4	22-10, 32-10	1, 2, 3, 4, 5, 6	22-10, 32-10	1, 2, 3, 4, 5, 6
MAXIMUM FAR								
Residential	23-142	0.75	23-142	2.0	23-142	2	23-154**	4.6
Affordable Independent Residences for Seniors	23-144	1.29	23-142	2.0	23-144	1.95	23-155	5.01
Community Facility	24-11	2.0	24-11	2.0	24-11 / 33-121	2.0	24-11 / 33-121	4.0
Commercial	n/a	n/a	n/a	n/a	33-121	2.0	33-121	2.0
Commercial and Community Facility	n/a	n/a	n/a	n/a	33-121	2.0	33-121	4.0
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
YARDS								
Minimum Front Yard	23-45	10' / 18 feet'*	23-45	5'	23-45 / 35-51	5', None (Commercial)	n/a	n/a
Minimum Side Yard	23-461	13' (Total), 5' (Min.), 8' (Semi-detached), 20' (on one side for corner lots)	23-461 / 23-462	8' (Detached), 4' (Semi-detached), 0' (Multi-Family)	23-461 / 33-25 / 35-52	8' (Detached), 4' (Semi-detached), 8' or None (Commercial)	23-462 / 33-25 / 35-52	None or 8'
Minimum Rear Yard	23-47	30'	23-47	30'	23-47 / 33-26	30', 20' Commercial)	23-47 / 33-26	30', 20' (Commercial)
HEIGHT AND SETBACKS								
Minimum Base Height	n/a	n/a	n/a	n/a	n/a	n/a	23-662	40'
Maximum Base Height	23-631(b)	25'	23-631(f)	45' (w/ QGF)	23-631(f) / 33-431	45' (w/ QGF), 30' or 2 stories (Commercial)	23-664** / 33-431	75', 60' or 4 stories (Commercial)
Maximum Building Height	23-631(b)	35'	23-631(f)	45'/4-Stories (w/ QGF)	23-631(f)	45'/4-Stories (w/ QGF)	23-664**	95'/9-Stories (w/ QGF)
Maximum Height of Front Wall	23-631(b)	25'	23-631(f)	45' (w/ QGF)	23-631(f) / 33-431	45' (w/ QGF), 30' or 2 stories (Commercial)	23-664** / 33-431	75', 60' or 4 stories (Commercial)
Sky Exposure Plane	n/a	n/a	n/a	n/a	33-431	1:1	33-431	2.7:1 (narrow), 5.6:1 (wide)
Setbacks from Narrow Streets	n/a	n/a	n/a	n/a	33-431	20'	23-662(c)/ 33-431	15', 20' (Commercial)
Setbacks from Wide Streets	n/a	n/a	n/a	n/a	33-431	15'	23-662(c)/ 33-431	10', 15' (Commercial)
OPEN SPACE								
Minimum Open Space Ratio	23-142	55%	23-142	40% / 20% (Corner)	23-142	40% / 20% (Corner)	n/a	n/a
LOT COVERAGE								
Interior/Through Lot	23-142	45%	23-142	60%	23-142	60%	23-153	65%
Corner Lot	23-142	45%	23-142	80%	23-142	80%	23-153	100%
DWELLING UNIT FACTOR								
Affordable Dwelling Units	23-22	870 sf/DU	23-22	760 sf/DU	23-22	760 sf/DU	23-22	680 sf/DU
Affordable Independent Residences for Seniors	23-23	325 sf/DU	n/a	n/a	n/a	n/a	23-23	325 sf/DU
PARKING								
Residential	25-23	100%	25-23	66%	25-23	66%	25-23	50%
Commercial	n/a	n/a	n/a	n/a	36-21	By Use	36-21	By Use
Income-Restricted Housing Units	12-10/25-251	50%	12-10/25-251	35%	12-10/25-251	35%	12-10/25-251	15%
Affordable Independent Residences for Seniors	12-10/25-252	10%	12-10/25-252	10%	12-10/25-252	10%	12-10/25-252	10%
Government Assisted Dwelling Units	12-10/25-253	80%	12-10/25-253	55%	12-10/25-253	55%	12-10/25-253	25%
LOADING								
Commercial	n/a	n/a	n/a	n/a	36-62	By Use	36-62	By Use
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)	25-811	1 per 2 dwelling units (UG-2)	25-811	1 per 2 dwelling units (UG-2)
Bicycle Parking (Affordable Independent Residences for Seniors)	25-811	n/a	25-80	1 per 10,000 sf	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf
Bicycle Parking (Commercial)	n/a	n/a	n/a	n/a	36-711	By Use	36-711	By Use

*If the depth of a front yard exceeds 10 feet, the depth of the front yard shall be at least 18 feet.
**When providing affordable housing pursuant to the Inclusionary Housing Program as set forth in ZR Section 23-90