31st Street Rezoning, Queens

Zoning Comparison Table

	Existing/Proposed Zoning					
	Existing Zoning (C4-3)		Existing Zoning (R5B)		Proposed Zoning (C4-5X) (Under MIH Zoning)	
	ZR Section #	C4-3	ZR Section #	R5B	ZR Section #	C4-5X
USE GROUPS	22-10/32-10	1-10, 12	22-10	1, 2, 3, 4	22-10/32-10	1-10, 12
Residential	33-121/23-153/23-151	3.0 (QH)*, 2.2 (QH)**, 2.43 (HF)	23-142	1.35	33-121/23-154***	5.0
Affordable Independent Residences for Seniors	33-121/23-155	3.9	23-144	1.95	33-121/23-155	6.0
Community Facility	33-121/24-11	4.8	24-11	2.0	33-121/24-11	5.0
Commercial	33-122	3.4	n/a	n/a	33-122	4.0
Commercial and Community Facility	33-123	4.8	n/a	n/a	33-123	5.0
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	n/a	n/a	23-45	5'	n/a	n/a
Minimum Side Yard	33-25/23-462	None or 8'	23-461	8' (Detached), 4' (Semi-detached)	33-25/23-462	None or 8'
Minimum Rear Yard	23-47/33-26	30' / 20' (Commercial)	23-47	30'	23-47/33-26	30' / 20' (Commercial)
HEIGHT AND SETBACKS						
Minimum Base Height	34-112/23-662	40' (QH)*, 30' (QH)**	n/a	n/a	34-112/23-662	60'
Maximum Base Height	34-112/23-662	65' (QH)*, 45' (QH)**	23-631(e)	30'	34-112/23-664***	105'
Maximum Building Height	34-112/23-662	70' (QH)*, 55' (QH)**	23-631(e)	33'	34-112/23-664***	145'/14-Stories (w/ QGF)
Maximum Height of Front Wall	34-112/23-662	65' (QH)*, 45' (QH)**	23-631(e)	30'	34-112/23-664***	105'
Sky Exposure Plane	34-112/23-641	2.7:1 narrow / 5.6:1 wide (HF)	n/a	n/a	34-112/23-641	n/a
Setbacks from Narrow Streets	34-112/23-641/23-662	15' (QH), 20' (HF)	n/a	n/a	34-112/23-641/23-662	15'
Setbacks from Wide Streets	34-112/23-641/23-662	10' (QH), 15' (HF)	n/a	n/a	34-112/23-641/23-662	10'
OPEN SPACE						
Minimum Open Space Ratio/Maximum Lot Coverage	34-112/23-151	Varies	23-142	45%	34-112/23-151	Varies
LOT COVERAGE						
Interior/Through Lot	34-112/23-153	60% / 65%** (QH)	23-142	55%	34-112/23-153	70%
Corner Lot	34-112/23-153	100% (QH)	n/a	n/a	34-112/23-153	100%
DENSITY						
Maximum Number of Dwelling Units	34-112/23-22	680 sf/DU max	23-22	900 sf/DU, 1,350 sf/DU****	34-112/23-22	680 sf/DU
Affordable Independent Residences for Seniors	34-112/23-23	325 sf/DU	n/a	n/a	34-112/23-23	325 sf/DU max
PARKING						
Residential	36-33/25-23	50% (QH), 70% (HF)	25-23	66%	36-33/25-23	50%
Commercial	36-21	By Use	n/a	n/a	36-21	By Use
Income-Restricted Housing Units	36-33/12-10/25-251	None (Transit Zone)	12-10/25-251	None (Transit Zone)	36-33/12-10/25-251	None (Transit Zone)
Affordable Independent Residences for Seniors	36-33/12-10/25-252	None (Transit Zone)	12-10/25-252	None (Transit Zone)	36-33/12-10/25-252	None (Transit Zone)
Government Assisted Dwelling Units	36-33/12-10/25-253	35% (QH) / 55% (HF)	12-10/25-253	n/a	36-33/12-10/25-253	25%
LOADING						
Commercial	36-62	By Use	n/a	n/a	36-62	By Use
Bicycle Parking (Residential)	36-711	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)	36-711	1 per 2 dwelling units (UG-2)
Bicycle Parking (Affordable Independent Residences for Seniors)	36-711	1 per 10,000 sf	25-80	1 per 10,000 sf	36-711	1 per 10,000 sf
Bicycle Parking (Commercial)	36-70	By Use	n/a	n/a	36-70	By Use

*Within 100' of a wide street

**Beyond 100' of a wide street

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