10-86 Cypress Avenue Rezoning, Queens

Zoning Comparison Table

9/24/2025

	M1-4D Existing Zoning		R7A/C2-4 Proposed Zoning (MIH)	
	ZR Section #	M1-4D	ZR Section #	R7A/C2-4 (MIH)
USE GROUPS				
Permitted Use Groups	42-10/42-311	I, II, III(B)-X	22-10 / 32-10	I-IV, VI-X
MAXIMUM FAR				
Residential	42-12/42-311/43-61/23-21	1.5 / 2.0*	23-22	4.0
Qualifying Affordable / Senior Housing	43-61/23-21	2**	23-22	5.01**
Community Facility	43-122	6.5	33-121/24-11	4.0
Commercial	43-12	2.0	33-121	2.0
Manufacturing	43-12	2.0	n/a	n/a
YARDS				
Minimum Front Yard	43-61/23-32	10 ft (Residential)	n/a	n/a
Minimum Side Yard	43-25/43-61/23-332	None or 8' / None or 5' (Residential)	34-232/33-25	None or 5' (Residential), None or 8' (Commercial)
Minimum Rear Yard	43-26/43-61/23-342	20' / 30' (Residential)	23-342/33-26	20' or 30' (Varies) (Residential), 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	n/a	n/a	23-432/33-03(a)(1)	40'
Maximum Base Height	43-43/43-61/23-422	60'/4-Stories / 35' (Residential)	23-432/33-03(a)(1)	75' / 85'**
Maximum Building Height	43-43/43-61/23-422	Sky Exposure Plane / 45' (Residential)	23-432/33-03(a)(1)	85' / 115'**
Sky Exposure Plane	43-43	2.7:1 (Narrow Street) / 5.6:1 (Wide Street)	23-432/33-03(a)(1)	n/a
Setbacks from Narrow Streets	43-43/43-61/23-423	20' / 15' (Residential)	23-432/33-03(a)(1)	15'
Setbacks from Wide Streets	43-43/43-61/23-423	15' / 10' (Residential)	23-432/33-03(a)(1)	10'
LOT COVERAGE				
Interior/Through Lot	43-61/23-361	60% (Residential)	23-362	80% (Residential)
Corner Lot	43-61/23-361	80% (Residential)	23-362	100% (Residential)
DENSITY				
Maximum Number of Dwelling Units	43-61/23-52	680 sf/DU	23-52	680 sf/DU
Qualifying Senior Housing / Conversions	43-61/23-52	None	23-52	n/a
PARKING				
Residential	44-022/25-222	35%	25-222	15%
Commercial	44-20	By Use	36-20	By Use
Community Facility	44-20	By Use	25-30	By Use
Qualifying Affordable Housing	44-022/25-222	None	25-222	None Required
Qualifying Senior Housing	44-022/25-222	None	25-222	None Required
Bicycle Parking (Residential)	44-022/25-811	1 per 2 dwelling units (UG-II)	25-811	1 per 2 dwelling units (UG-II)
Bicycle Parking (AIRS)	44-022/25-811	1 per 10,000 sf	25-811	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	44-60	By Use	36-711	By Use
LOADING				
Commercial	44-52	By Use	36-62	By Use
Manufacturing	44-52	By Use	n/a	n/a

*If a qualifying residential site

**When providing qualifying affordable housing or qualifying senior housing