11th Street and 34th Avenue Rezoning, Queens

Zoning Comparison Table

	Existing Zoning (R5)		Proposed Zoning (M1-5/R6A) (MX)	
			Under MIH Zoning	
	ZR Section #	R5	ZR Section #	M1-5/R6A (MX)
USE GROUPS	22-10	1, 2, 3, 4	22-10, 42-10, 123-20	1-14, 16, 17
MAXIMUM FAR				
Residential	23-142	1.25	123-64 -> 23-154	3.6**
Affordable Independent Residences for Seniors ("AIRS"	23-144	1.95	123-63 -> 23-155	3.9
Community Facility	24-11	2	123-62 -> 43-122	6.5
Commercial	n/a	n/a	123-64 -> 43-12	5
Commercial and Community Facility	n/a	n/a	123-62 -> 43-122	6.5
Manufacturing	n/a	n/a	123-64 -> 43-12	5
YARDS				
Minimum Front Yard	23-45	10' / 18 feet*	123-651	None
Minimum Side Yard	23-461	13' (Total), 5' (Min.)	123-651	None or 8'
Minimum Rear Yard	23-47	30'	123-652	20', 30' (Residential)
HEIGHT AND SETBACKS				
Minimum Base Height	n/a	n/a	123-662 -> 23-664, 43-43	40'
Maximum Base Height	23-631(d)	30'	123-662 -> 23-664, 43-43	75'**
Maximum Building Height	23-631(d)	40'	123-662 -> 23-664, 43-43	95'/8-Stories**
Maximum Height of Front Wall	23-631(d)	30'	123-662 -> 23-664, 43-43	75'**
Sky Exposure Plane	n/a	n/a	43-43	n/a
Setbacks from Narrow Streets	23-631(d)	15'	123-662 -> 23-662, 43-43	15' (Residential), 20' (Manuf.)
Setbacks from Wide Streets	23-631(d)	15'	123-662 -> 23-662, 43-43	10' (Residential), 15' (Manuf.)
OPEN SPACE				
Minimum Open Space Ratio	23-142	45%	n/a	n/a
LOT COVERAGE				
Interior/Through Lot	23-142	55%	123-64, 23-153	65% or none
Corner Lot	23-142	55%	123-64, 23-153	100% or none
DENSITY				
Maximum Number of Dwelling Units	23-22	760 sf/DU	23-22	680 sf/DU
Affordable Independent Residences for Seniors	23-23	300 sf/DU	23-23	325 sf/DU
PARKING				
Residential	25-23	85%	123-72 -> 25-23	50%
Commercial	n/a	n/a	123-71 -> 44-20	By Use
Income-Restricted Housing Units	12-10/25-251	None (Transit Zone)	123-72 -> 12-10/25-251	None (Transit Zone)
Affordable Independent Residences for Seniors	12-10/25-252	None (Transit Zone)	123-72 -> 12-10/25-252	None (Transit Zone)
Government Assisted Dwelling Units	12-10/25-253	70%	123-72 -> 12-10/25-253	35%
LOADING				
Commercial	n/a	n/a	44-52	By Use
Manufacturing	n/a	n/a	44-52	By Use
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units (UG-2	123-72 -> 25-80	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	25-80	1 per 10,000 sf	123-72 -> 25-80	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	n/a	n/a	123-71 -> 44-60	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 and subject to the proposed text amendment to ZR Section 123-662