30-02 Newtown Avenue, Queens

Zoning Comparison Table

	Existing Zoning C4-4A		Proposed Zoning C4-4D (Under MIH Zoning)	
	ZR Section #	**C4-4A (R7A Equivalent)**	**ZR Section #**	**C4-4D (R8A Equivalent)**
USE GROUPS	22-10/32-10	1-6, 8-10, 12	32-10	1-6, 8-10, 12
Residential	35-30 -> 23-154*	4.6	35-30 -> 23-154*	7.2
Affordable Independent Residences for Seniors	35-012 -> 23-155	5.01	35-012 -> 23-155	7.2
Community Facility	35-30 -> 33-123	4	35-30 -> 33-123	6.5
Commercial	35-30 -> 33-122	4	35-30 -> 33-122	3.4
Commercial and Community Facility	35-30 -> 33-123	4	35-30 -> 33-123	6.5
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	n/a	n/a	n/a	n/a
Minimum Side Yard	33-25 -> 23-462	None or 8'	33-25 -> 23-462	None or 8'
Minimum Rear Yard	23-47/33-26	30', 20' (Commercial)	23-47/33-26	30', 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	35-65/35-652/35-23/23-662	40'	35-65/35-652/35-23/23-662	60'
Maximum Base Height	35-65/35-652/35-23/23-664*	75'	35-65/35-652/35-23/23-664*	105'
Maximum Building Height	35-65/35-652/35-23/23-664*	95' or 9-Stories**	35-65/35-652/35-23/23-664*	145' or 14-Stories**
Maximum Height of Front Wall	35-65/35-652/35-23/23-664*	95'	35-65/35-652/35-23/23-664*	105'
Sky Exposure Plane	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	35-65/35-652/35-23/23-664*	15'	35-65/35-652/35-23/23-664*	15'
Setbacks from Wide Streets	35-65/35-652/35-23/23-664*	10'	35-65/35-652/35-23/23-664*	10'
OPEN SPACE				
Residential	n/a	n/a	n/a	n/a
Max. Interior Lot Coverage	23-153/35-23	65% / n/a (Commercial)	23-153/35-23	70% / n/a (Commercial)
Minimum Open Space Ratio	n/a	n/a	n/a	n/a
Maximum Lot Coverage	23-153/35-23	100% (Corner, QH) / n/a (Commecial)	23-153/35-23	100% (Corner, QH) / n/a (Commecial)
LOT COVERAGE				
Interior/Through Lot	23-153/35-23	65% (QH) / n/a (Commercial)	23-153/35-23	70% (QH) / n/a (Commercial)
DENSITY				
Affordable Dwelling Units	23-22	680 sf/DU	23-22	680 sf/DU
PARKING				
Residential	25-23	50%	25-23	40%
Commercial	36-21	By Use	36-21	By Use
Income-Restricted Housing Units	12-10/25-251	15% or none (Transit Zone)	12-10/25-251	12% or none (Transit Zone)
Affordable Independent Residences for Seniors	12-10/25-252	10% or none (Transit Zone)	12-10/25-252	10% or none (Transit Zone)
Government Assisted Dwelling Units	12-10/25-253	25%	12-10/25-253	25%
LOADING				
Commercial	36-62	By Use	36-62	By Use
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units	25-80	1 per 2 dwelling units
Bicycle Parking (Affordable Independent Residences for Sen	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf
Bicycle Parking (Commercial)	36-70	By Use	36-70	By Use

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

[1] Within 100' of a wide street

[2] Beyond 100' of a wide street

**With #qualifying ground floor#