100-12 Queens Boulevard, Queens

Zoning Comparison Table								
	Permitted/Required							
	Existing Zoning			Proposed Zoning				
	ZR Section #	R7-1/C1-2	R4B/C1-2	ZR Section #	R9X[1]/C2-4	R4B	R7-1/C2-4	R7-1
USE GROUPS								
Permitted Use Groups	22-10, 32-10	I-VIII[2]	I-VIII[2]	22-10, 32-10	I-VIII[2]	I-IV	I-VIII[2]	I-IV
MAXIMUM FAR								
Residential	23-21, 23-22	3.44 (Standard)[3] 4.00 (Standard)[4] 5.01 (QAH)[5]	1.00 (Standard) 1.50 (QAH)	23-21, 23-22	10.80	1.00 (Standard) 1.50 (QAH)	3.44 (Standard)[3] 4.00 (Standard)[4] 5.01 (QAH)	3.44 (Standard)[3] 4.00 (Standard)[4] 5.01 (QAH)
Community Facility	24-11	4.80	2.00	24-11	9.00	2.00	4.80	4.80
Commercial	33-121	2.00	1.00	33-121	2.00	N/A	2.00	N/A
Manufacturing	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
LOT COVERAGE								
Maximum Residential Lot Coverage	23-361, 23-362	80% (Interior/through lots) 100% (Corner lots)	60% (Interior/through lots)	23-361, 23-362	80% (interior/through lots) 100% (Corner lots)	60% (Interior/through lots)	80% (Interior/through lots)	80% (Interior/through lots) 100% (Corner lots)
YARDS								
Front Yard	23-321, 23-322	None required	5 feet (Residential)	23-321, 23-322	None required	5 feet (Residential)	None required	None required
Side Yard	23-331, 23-334	None or 5 feet	None or 5 feet	23-331, 23-334	None or 5 feet	None or 5 feet	None or 5 feet	None or 5 feet
Rear Yard	23-342, 23-343, 33-26	20 feet (Residential up to 75 feet high), 30 feet (Residential above 75 feet high), 20 feet (Commercial), None (Corner)	20 feet (Residential)[6] 30 feet (Residential)[7] 20 feet (Commercial)	23-342, 23-343, 33-26	20 feet (Residential up to 75 feet high), 30 feet (Residential above 75 feet high), 20 feet (Commercial), None (Corner)	20 feet[6] 30 feet[7]	20 feet (Residential up to 75 feet high), 30 feet (Residential above 75 feet high), 20 feet (Commercial)	20 feet (Residential up to 75 feet high), 30 feet (Residential above 75 feet high),
HEIGHT AND SETBACK								
Minimum Base Height	35-22, 23-432	40 feet	N/A	35-22, 23-432	60 feet[3] 105 feet[4]	N/A	40 feet	40 feet
Maximum Base Height	35-22, 23-424, 23-432	65 feet (Standard)[3] 75 feet (Standard)[4] 85 feet (QAH)	N/A (Basic) 35 feet (QRS)	35-22, 23-424, 23-432	155 feet	N/A (Basic) 35 feet (QRS)	65 feet (Standard)[3] 75 feet (Standard)[4] 85 feet (QAH)	65 feet (Standard)[3] 75 feet (Standard)[4] 85 feet (QAH)
Required Setback (Narrow Street)	35-22, 23-423, 23-433	15 feet	N/A (Basic) 15 feet (QRS)	35-22, 23-423, 23-433	15 feet	N/A (Basic) 15 feet (QRS)	15 feet	15 feet

[1] All zoning parameters assume a Mandatory Inclusionary Housing ("MIH") area with MIH floor area provided on site.
[2] Some commercial uses, including Use Group V transient hotels, require special permits from either the City Planning Commission or the Board of Standards and Appeals.
[3] On a narrow street and beyond 100' of a wide street.
[4] On a wide street or within 100' of a wide street.
[5] Qualifying Affordable Housing ("QAH")
[6] For detached buildings or other buildings with lot frontage of 40 feet or more.
[7] For semi-detached and attached buildings with lot frontage less than 40 feet.

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	ZR Section #	R7-1/C1-2	R4B/C1-2	ZR Section #	R9X[1]/C2-4	R4B	R7-1/C2-4	R7-1
Required Setbacks (Wide Street)	35-22, 23-423, 23-433	10 feet	N/A (Basic) 10 feet (QRS)	35-22, 23-423, 23-433	10 feet	N/A (Basic) 10 feet (QRS	10 feet	10 feet
Maximum Building Height	35-22, 23-422, 23-424,	75 feet (Standard)[3] 85 feet (Standard)[4] 105 feet (QAH)[3] 115 feet (QAH)[4]	25 feet (Basic) 45 feet (QRS)	35-22, 23-422, 23-424,	215 feet	25 feet (Basic) 45 feet (QRS)	75 feet (Standard)[3] 85 feet (Standard)[4] 105 feet (QAH)[3] 115 feet (QAH)[4]	75 feet (Standard)[3] 85 feet (Standard)[4] 105 feet (QAH)[3] 115 feet (QAH)[4]
Sky Exposure Plane on Narrow Streets	23-736/35-22	2.7:1	N/A	23-736	N/A	N/A	2.7:1	2.7:1
Sky Exposure Plane on Wide Streets	23-736/35-22	5.6:1	N/A	23-736	N/A	N/A	5.6:1	5.6:1
PARKING AND LOADING[8]								
Residential Parking	25-222	25% Waived if under 15 spaces required	50%	25-23	12% (Market-rate) 0% (QAH) Waived if under 40 spaces required	50%	25% Waived if under 15 spaces required	25% Waived if under 15 spaces required
Community Facility Parking	25-31	Varies by use	Varies by use	25-31	Varies by use	Varies by use	Varies by use	Varies by use
Commercial Parking	36-21	Varies by use	Varies by use	36-21	Varies by use	N/A	Varies by use	N/A
Manufacturing Parking	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Commercial Loading	36-62	Varies by use	Varies by use	36-62	Varies by use	N/A	Varies by use	N/A
Manufacturing Loading	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Residential Bicycle Parking	25-811	1 space for every 2 dwelling units	1 space for every 2 dwelling units	25-811	1 space for every 2 dwelling units	1 space for every 2 dwelling units	1 space for every 2 dwelling units	1 space for every 2 dwelling units
Community Facility Bicycle Parking	25-811	Varies by use	Varies by use	25-811	Varies by use	Varies by use	Varies by use	Varies by use
Commercial Bicycle Parking	36-70	Varies by use	Varies by use	36-70	Varies by use	N/A	Varies by use	N/A
Manufacturing Bicycle Parking	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

[8] Outer Transit Zone