**58-75 Queens Midtown Expressway, Queens**

**Zoning Comparison Table**

| | Existing/Proposed Zoning | | | |
|---|---|---|---|---|
| | Existing Zoning (M1-1) | | Proposed Zoning (M1-4) | |
| | ZR Section # | M1-1 | ZR Section # | M1-4 |
| **USE GROUPS** | 42-10 | 4-14, 16, 17 | 42-10 | 4-14, 16, 17 |
| **MAXIMUM FAR** | | | | |
| Residential | n/a | n/a | n/a | n/a |
| Affordable Independent Residences for Seniors | n/a | n/a | n/a | n/a |
| Community Facility | 43-122 | 2.4 | 43-122 | 6.5 |
| Commercial | 43-12 | 1.0 | 43-12 | 2.0 |
| Commercial and Community Facility | 43-122 | 2.4 | 43-122 | 6.5 |
| Manufacturing | 43-12 | 1 | 43-12 | 2 |
| **YARDS** | | | | |
| Minimum Front Yard | n/a | n/a | n/a | n/a |
| Minimum Side Yard | 43-25 | None or 8' | 43-25 | None or 8' |
| Minimum Rear Yard | 43-26 | 20' | 43-26 | 20' |
| **HEIGHT AND SETBACKS** | | | | |
| Minimum Base Height | 43-43 | n/a | 43-43 | n/a |
| Maximum Base Height | 43-43 | 30'/2-Stories | 43-43 | 60'/4-Stories |
| Maximum Building Height | 43-43 | Sky Exposure Plane | 43-43 | Sky Exposure Plane |
| Maximum Height of Front Wall | 43-43 | 30'/2-Stories | 43-43 | 60'/4-Stories |
| Sky Exposure Plane | 43-43 | 1:1 (Narrow), 1:1 (Wide) | 43-43 | 2.7 to 1 (narrow) / 5.6 to 1 (wide) |
| Setbacks from Narrow Streets | 43-43 | 20' | 43-43 | 20' |
| Setbacks from Wide Streets | 43-43 | 15' | 43-43 | 15' |
| **OPEN SPACE** | | | | |
| Minimum Open Space Ratio | n/a | n/a | n/a | n/a |
| **LOT COVERAGE** | | | | |
| Interior/Through Lot | n/a | n/a | n/a | n/a |
| Corner Lot | n/a | n/a | n/a | n/a |
| **DENSITY** | | | | |
| Affordable Dwelling Units | n/a | n/a | n/a | n/a |
| Affordable Independent Residences for Seniors | n/a | n/a | n/a | n/a |
| **PARKING** | | | | |
| Residential | n/a | n/a | n/a | n/a |
| Commercial | 44-20 | By Use | 44-20 | By Use |
| Income-Restricted Housing Units | n/a | n/a | n/a | n/a |
| Affordable Independent Residences for Seniors | n/a | n/a | n/a | n/a |
| Government Assisted Dwelling Units | n/a | n/a | n/a | n/a |
| **LOADING** | | | | |
| Commercial | 44-52 | By Use | 44-52 | By Use |
| Bicycle Parking (Residential) | 44-52 | By Use | 44-52 | By Use |
| Bicycle Parking (Affordable Independent Residences for Seniors) | n/a | n/a | n/a | n/a |
| Bicycle Parking (Commercial) | 44-60 | By Use | 44-60 | By Use |