42-11 30th Avenue, Queens

Zoning Comparison Table

3/16/23

	R5/C1-2 Existing Zoning		R5 Proposed Zoning		R6A/C2-4 Proposed Zoning (MIH)	
	ZR Section #	R5/C1-2	ZR Section #	R5	ZR Section #	R6A/C2-4
USE GROUPS						
Permitted Use Groups	22-10 / 32-10	1, 2, 3, 4, 6	22-10	1, 2, 3, 4	22-10 / 32-10	1-9, 14
MAXIMUM FAR						
Residential	23-142	1.25	23-142	1.25	23-154*	3.6
Affordable Independent Residences for Seniors	23-144	1.95	23-144	2.0	23-155	3.9
Community Facility	24-11	2.0	24-11	2.0	24-11	3.0
Commercial	33-121	1.0	n/a	n/a	33-121	2.0
Commercial and Community Facility	33-121	2.0	n/a	n/a	33-121	3.0
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	23-45	10' / 18 feet'*	23-45	10' / 18 feet'*	n/a	n/a
Minimum Side Yard	23-461 / 33-25	13' (Total), 5' (Min.) (detached), 8' (semi-detached), 8' or None (Commercial)	23-461	13' (Total), 5' (Min.) (detached), 8' (semi-detached)	23-462 / 33-25	None or 8 feet
Minimum Rear Yard	23-47 / 33-26	30', 20' (Commercial)	23-47	30'	23-47 / 33-26	30', 20' (Commercial)
HEIGHT AND SETBACKS						
Minimum Base Height	n/a	n/a	n/a	n/a	23-662	40'
Maximum Base Height	23-631(d) / 33-431	30', 30' or 2 stories (Commercial)	23-631(d)	30'	23-664* / 33-431	65', 60' or 4 stories (Commercial)
Maximum Building Height	23-631(d)	40'	23-631(d)	40'	23-664*	85'/8-Stories (w/QGF)
Maximum Height of Front Wall	23-631(d) / 33-431	30', 30' or 2 stories (Commercial)	23-631(d)	30'	23-664* / 33-431	65', 60' or 4 stories (Commercial)
Sky Exposure Plane	33-431	1:1	n/a	n/a	33-431	2.7:1 (narrow), 5.6:1 (wide)
Setbacks from Narrow Streets	23-631(d) / 33-431	15', 20' (Commercial)	23-631(d)	15'	23-662(c) / 33-431	15', 20' (Commercial)
Setbacks from Wide Streets	23-631(d) / 33-431	15'	23-631(d)	15'	23-662(c) / 33-431	10', 15' (Commercial)
OPEN SPACE						
Minimum Open Space Ratio/Maximum Lot Coverage	23-142	45%	23-142	45%	n/a	n/a
LOT COVERAGE						
Interior/Through Lot	23-142	55%	23-142	55%	23-153	65%
Corner Lot	23-142	55%	23-142	55%	23-153	100%
DENSITY						
Maximum Number of Dwelling Units	23-22	760 sf/DU	23-22	760 sf/DU	23-22	680 sf/DU
Affordable Independent Residences for Seniors	23-23	325 sf/DU	23-23	325 sf/DU	23-23	325 sf/DU
PARKING						
Residential	25-23	85%	25-23	85%	25-23	50%
Commercial	36-21	By Use	n/a	n/a	36-21	By Use
Income-Restricted Housing Units	12-10/25-251	None (Transit Zone)	12-10/25-251	None (Transit Zone)	12-10/25-251	None (Transit Zone)
Affordable Independent Residences for Seniors	12-10/25-252	None (Transit Zone)	12-10/25-252	None (Transit Zone)	12-10/25-252	None (Transit Zone)
Government Assisted Dwelling Units	12-10/25-253	70%	12-10/25-253	70%	12-10/25-253	35%
LOADING						
Commercial	36-62	By Use	n/a	n/a	36-62	By Use
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units (UG-2)	25-811	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf	25-80	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	36-711	By Use	n/a	n/a	36-711	By Use

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