32-02 Linden Place, Queens

Zoning Comparison Table

5/8/2025

	M1-1 Existing Zoning		R7A Proposed Zoning (MIH)		R7A/C2-4 Proposed Zoning (MIH)	
	ZR Section #	M1-1	ZR Section #	R7A (MIH)	ZR Section #	R7A/C2-4 (MIH)
USE GROUPS						
Permitted Use Groups	42-10	I, III(B)-X	22-10	I-IV	22-10 / 32-10	I-IV, VI-X
MAXIMUM FAR						
Residential	n/a	n/a	23-22	4.0	23-22	4.0
Qualifying Affordable / Senior Housing	n/a	n/a	23-22	5.01	23-22	5.01
Community Facility	43-122	2.4	24-11	4.0	33-121 / 24-11	4.0
Commercial	43-12	1.0	n/a	n/a	33-121	2.0
Manufacturing	43-12	1.0	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	n/a	n/a	23-322	None	n/a	n/a
Minimum Side Yard	43-25	None or 8'	23-334	Two of 5' (Detached), None or 5' (All Other Residences)	34-232 / 33-25	None or 5' (Residential), None or 8' (Commercial)
Minimum Rear Yard	43-26	20'	23-342	20' or 30' (Varies)	23-342 / 33-26	20' or 30' (Varies) (Residential), 20' (Commercial)
HEIGHT AND SETBACKS						
Minimum Base Height	43-43	n/a	23-432	40'	23-432^	40'
Maximum Base Height	43-43	30'/2-Stories	23-432	85'*	23-432^	85'*
Maximum Building Height	43-43	Sky Exposure Plane	23-432	115'*	23-432^	115'*
Sky Exposure Plane	43-43	1:1 (Narrow), 1:1 (Wide)	n/a	n/a	n/a^	n/a
Setbacks from Narrow Streets	43-43	20'	23-433	15'	23-433^	15'
Setbacks from Wide Streets	43-43	15'	23-433	10'	23-433^	10'
LOT COVERAGE						
Interior/Through Lot	n/a	n/a	23-362	80%	23-362	80%
Corner Lot	n/a	n/a	23-362	100%	23-362	100%
DENSITY						
Maximum Number of Dwelling Units	n/a	n/a	23-52	680 sf/DU	23-52	680 sf/DU
Qualifying Senior Housing / Conversions	n/a	n/a	23-52	None	23-52	n/a
PARKING						
Residential	n/a	n/a	25-222	15%	25-222	15%
Commercial/Manufacturing	44-20	By Use	n/a	n/a	36-21	By Use
Qualifying Affordable Housing	n/a	n/a	25-222	None (Outer Transit Zone)	25-222	None (Outer Transit Zone)
Qualifying Senior Housing	n/a	n/a	25-222	None (Outer Transit Zone)	25-222	None (Outer Transit Zone)
Bicycle Parking (Residential)	n/a	n/a	25-811	1 per 2 dwelling units (UG-2)	25-811	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	n/a	n/a	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	44-60	By Use	n/a	n/a	36-711	By Use
LOADING						
Commercial/Manufacturing	44-52	By Use	n/a	n/a	36-62	By Use

*When providing qualifying affordable housing or qualifying senior housing

^Per ZR Section 33-40, commercial uses in R7A districts are subject to Height and Setback regulations in ZR Section 23-4