98-81 Queens Boulevard

Zoning Comparison Table

	Existing Zoning (R7-1/C1-2)		Proposed Zoning R8X/C2-4 (Under MIH Zoning)	
	ZR Section #	**R7-1/C1-2**	**ZR Section #**	**R8X/C2-4**
USE GROUPS	22-10/32-10	1-6	22-10/32-10	1-9 & 14
MAXIMUM FAR				
Residential	23-153/23-151	4.0[1] (QH), 3.44[2] (QH), 3.3 (HF)	23-154*	7.2
Affordable Independent Residences for Seniors	23-155	5.01	23-155	7.2
Community Facility	24-11	4.8	33-121	6
Commercial	33-121	2	33-121	2
Commercial and Community Facility	33-121	4.8	33-121	6
YARDS				
Minimum Front Yard	n/a	n/a	n/a	n/a
Minimum Side Yard	34-232/23-462	None or 8'	34-232, 23-462	None or 8 feet
Minimum Rear Yard	33-26/23-47	30', 20' (Commercial)	33-26/23-47	30', 20' (Commercial) / n/a (Corner Lots)
HEIGHT AND SETBACKS				
Minimum Base Height	35-22/35-65/35-652/23-662	40' (QH)[1]	34-22/35-65/35-652/23-662	60'
Maximum Base Height	35-22/35-65/35-652/23-662	75' (QH)[1], 65' (QH)[2]	34-22/35-65/35-652/23-664*	105'
Maximum Building Height	35-22/35-65/35-652/23-662	80' (QH)[1], 75' (QH)[2]	34-22/35-65/35-652/23-664*	175'/17-Stories**
Maximum Height of Front Wall	35-22/35-65/35-652/23-662	75' (QH)[1], 65' (QH)[2]	34-22/35-65/35-652/23-664*	105'
Sky Exposure Plane	35-22/23-641	2.7:1 narrow / 5.6:1 wide (HF)	n/a	n/a
Setbacks from Narrow Streets	35-22/23-641/23-662	15' (QH), 20' (HF)	34-22/35-65/35-652/23-662	15'
Setbacks from Wide Streets	35-22/23-641/23-662	10' (QH), 15' (HF)	34-22/35-65/35-652/23-662	10'
OPEN SPACE				
Minimum Open Space Ratio	35-22/23-151	Varies	n/a	n/a
LOT COVERAGE				
Interior/Through Lot	35-23/23-153	65% (QH)	35-23/23-153	70%
Corner Lot	35-23/23-153	100% (QH)	35-23/23-153	100% (QH)
DENSITY				
Maximum Number of Dwelling Units	35-40/23-22	680 sf/DU max	35-40/23-22	680 sf/DU
Affordable Independent Residences for Seniors	35-40/23-23	325 sf/DU max	35-40/23-23	325 sf/DU max
PARKING				
Residential	25-23	50% (QH), 60% (HF)	25-23	40%
Commercial	36-21	n/a	36-21	By Use
Income-Restricted Housing Units	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)
Government Assisted Dwelling Units	12-10/25-253	25% (QH) / 45% (HF)	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 (UG-2)	25-80	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	36-70	By Use	36-70	By Use

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

**With a qualifying ground floor

[1] Within 100' of a wide street

[2] Beyond 100' of a wide street