28th Avenue, Queens

12/16/2025

Land Use, Conformance and Compliance Table

Zoning Map Amendment

Existing Conditions								Proposed Conditions				
Block	Lot	Zoning District	Existing Land Use	Conformance	Permitted FAR	Built FAR	Compliance	Zoning District	Proposed Land Use	Conformance	Permitted FAR^	Compliance
Applicant's Properties												
509	34	R6/C1-3	Vacant	Yes	2.2***, 3.0****, 3.9^ (res.) / 2.0 (comm.)	0.0	Yes	R7A/C1-3	Mixed Use (Residential / Commercial)	Yes	5.01 (res.) / 2.0 (comm.)	Yes
Other Properties												
509	18	R6A/C2-3	Mixed Use (Residential / Comm. Facility)	Yes	3.0, 3.9^ (res.) / 2.0 (comm.)	3.0	Yes	R7A/C2-3	No Change	Yes	5.01 (res.) / 2.0 (comm.)	Yes
509	19	R6A/C2-3	Mixed Use (Residential / Comm. Facility)	Yes	3.0, 3.9^ (res.) / 2.0 (comm.)	3.0	Yes	R7A/C2-3	No Change	Yes	5.01 (res.) / 2.0 (comm.)	Yes
509	20	R6A/C2-3	Mixed Use (Residential / Comm. Facility)	Yes	3.0, 3.9^ (res.) / 2.0 (comm.)	3.0	Yes	R7A/C2-3	No Change	Yes	5.01 (res.) / 2.0 (comm.)	Yes
509	21	R6A/C2-3	Mixed Use (Residential / Commercial)	Yes	3.0, 3.9^ (res.) / 2.0 (comm.)	1.33	Yes	R7A/C2-3	No Change	Yes	5.01 (res.) / 2.0 (comm.)	Yes
509	25	R6A/C2-3	Community Facility	Yes	3.0	2.1	Yes	R7A/C2-3	No Change	Yes	4.0	Yes
509	27	R6A/C1-3	Mixed Use (Residential / Commercial)	Yes	3.0, 3.9^ (res.) / 2.0 (comm.)	1.34	Yes	R7A/C1-3	No Change	Yes	5.01 (res.) / 2.0 (comm.)	Yes
509	28	R6A/C1-3	Mixed Use (Residential / Commercial)	Yes	3.0, 3.9^ (res.) / 2.0 (comm.)	2.04	Yes	R7A/C1-3	No Change	Yes	5.01 (res.) / 2.0 (comm.)	Yes
509	29	R6A/C1-3	Mixed Use (Residential / Commercial)	Yes	3.0, 3.9^ (res.) / 2.0 (comm.)	3.73	No	R7A/C1-3	No Change	Yes	5.01 (res.) / 2.0 (comm.)	Yes
509	30	R6A/C1-3	Mixed Use (Residential / Commercial)	Yes	3.0, 3.9^ (res.) / 2.0 (comm.)	2.33	Yes	R7A/C1-3	No Change	Yes	5.01 (res.) / 2.0 (comm.)	Yes
509	31	R6A/C1-3	Mixed Use (Residential / Commercial)	Yes	3.0, 3.9^ (res.) / 2.0 (comm.)	0.82	Yes	R7A/C1-3	No Change	Yes	5.01 (res.) / 2.0 (comm.)	Yes
509	32	R6/C1-3	Residential	Yes	2.2***, 3.0****, 3.9^	0.99	Yes	R7A/C1-3	No Change	Yes	5.01	Yes
509	33	R6/C1-3	Residential	Yes	2.2***, 3.0****, 3.9^	1.0	Yes	R7A/C1-3	No Change	Yes	5.01	Yes
509	42	R6	Mixed Use (Residential / Comm. Facility)	Yes	2.2***, 3.0****, 3.9^ (res.) / 4.8 (CF)	3.0	Yes	R7A	No Change	Yes	5.01 (res.) / 4.0 (CF)	Yes
509	44	R6	Mixed Use (Residential / Comm. Facility)	Yes	2.2***, 3.0****, 3.9^ (res.) / 4.8 (CF)	3.0	Yes	R7A	No Change	Yes	5.01 (res.) / 4.0 (CF)	Yes
Total # of Lots*	**15**		**% of Conformance****	**100%**		**% Compliant**	**93%**		**% of Conformance****	**100%**	**% Compliant**	**100%**

**All Properties including development sites*

***Calculate vacant lots as in conformance and compliance*

****Beyond 100' of a wide street*

*****Within 100' of a wide street*

^When providing qualifying affordable housing or qualifying senior housing