35-01 Vernon Boulevard, Queens

Zoning Comparison Table

	Existing Zoning (R5)		Proposed Zoning R7A/M1-4 (MX-23) (Under MIH Zoning)	
	ZR Section #	**R5**	**ZR Section #**	**R7A/M1-4 (MX-23)**
USE GROUPS	22-10	1, 2, 3, 4	22-10/32-10	1-14, 16, 17
MAXIMUM FAR				
Residential	23-142	1.35	23-154*	4.6
Community Facility	24-11	2	33-121	4
Commercial	n/a	n/a	33-121	2
Commercial and Community Facility	n/a	n/a	33-121	4
Manufacturing	n/a	n/a	42-12	2
YARDS				
Minimum Front Yard	23-45	10'	n/a	n/a
Minimum Side Yard	23-461	8' or 4'***	34-232/23-462	None or 8'
Minimum Rear Yard	23-47	30'	33-26/23-47	30' / 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	23-631(d)	n/a	35-65/35-652/23-662	40'
Maximum Base Height	23-631(d)	30'	35-65/35-654/23-664*	75'
Maximum Building Height	23-631(d)	33	35-65/35-654/23-664*	95'/9-Stories**
Maximum Height of Front Wall	23-631(d)	30'	35-65/35-654/23-664*	75'
Sky Exposure Plane	23-631(d)	n/a	n/a	n/a
Setbacks from Narrow Streets	23-631(d)	n/a	35-65/35-652/23-662	15'
Setbacks from Wide Streets	23-631(d)	n/a	35-65/35-652/23-662	10'
OPEN SPACE				
Minimum Open Space Ratio	23-142	45%	23-142	n/a
LOT COVERAGE				
Interior/Through Lot	23-142	55%	35-22/23-153	65% (Residential)
Corner Lot	23-142	55%	35-22/23-153	100% (Residential)
DENSITY				
Maximum Number of Dwelling Units	23-22	760 sf/DU	35-40/23-22	680 sf/DU
PARKING				
Residential	25-23	85% of Residences	25-23	50% of Residences or None (Transit Zone)*
Commercial	n/a	n/a	36-21	By Use
LOADING				
Commercial	n/a	n/a	36-62	By Use
Manufacturing	n/a	n/a	44-52	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 (Commercial/Manufacturing)	n/a	n/a	36-70	By Use

* When providing affordable housing pursuant to the Inclusionary Housing Program as set forth in ZR Section 23-90
** With Qualifying Ground Floor
*** For Semi-Detached Buildings