68-72 & 71-74 Yellowstone Boulevard Rezoning, Queens

Zoning Comparison Table

2/3/2025

	R4/C1-2 Existing Zoning		R4 Proposed Zoning		R7X/C2-4 Proposed Zoning (MIH)	
	ZR Section #	R4/C1-2	ZR Section #	R4	ZR Section #	R7X/C2-4
USE GROUPS						
Permitted Use Groups	22-10 / 32-10	I-IV, VI-X	22-10	I-IV	22-10 / 32-10	I-IV, VI-X
MAXIMUM FAR						
Residential	23-21	1.0, 1.5*	23-21	1.0, 1.5*	23-22	6.0^
Community Facility	33-121	2.0	24-11	2.0	33-121 / 24-11	5.0
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	5.0
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	34-231	None	23-321	10', 5'*****	n/a	n/a
Minimum Side Yard	23-331 / 33-25	None or 8' (Commercial), Two of 5' (Detached), 5' (Semi-Detached & Zero Lot Line), None or 5' (Other Residences) (Residential)	23-331	Two of 5' (Detached), 5' (Semi-Detached & Zero Lot Line), None or 5' (Other Residences)	34-232 / 33-25	None or 5' (Residential), None or 8' (Commercial)
Minimum Rear Yard	23-342 / 33-26	20'** or 30'*** (Residential), 20' (Commercial)	23-342	20'** or 30'****	23-342 / 33-26	20' (At or Below 75') / 30' (Above 75')** or 30'*** (Residential), 20' (Commercial)
HEIGHT AND SETBACKS						
Minimum Base Height	n/a	n/a	n/a	n/a	23-432^^	60'
Maximum Base Height	23-421 / 23-424 / 33-431	25' (Pitched-Roof), 35'*, 30' or 2-Stories (Commercial)	23-421 / 23-424	25' (Pitched-Roof), 35'*	23-432^^	105'^
Maximum Building Height	23-421 / 23-422(a) / 23-424 / 33-431	Sky Exposure Plane (Pitched-Roof), 35' (Flat-Roof), 45'*, Sky Exposure Plane (Commercial)	23-421 / 23-422(a) / 23-424	Sky Exposure Plane (Pitched-Roof), 35' (Flat-Roof), 45'*	23-432^^	145'^
Sky Exposure Plane	23-421 / 33-431	By Roof Type (Residential), 1 to 1 (Commercial)	23-421	By Roof Type	n/a^^	n/a
Setbacks from Narrow Streets	33-431	20'	n/a	n/a	23-433^^	15'
Setbacks from Wide Streets	33-431	15'	n/a	n/a	23-433^^	10'
LOT COVERAGE						
Interior/Through Lot	23-361	60% (One- & Two-Family Homes), 80% (Multiple Dwellings)	23-361	60% (One- & Two-Family Homes), 80% (Multiple Dwellings)	23-362	80%
Corner Lot	23-361	80% (One- & Two-Family Homes), 100% (Multiple Dwellings)	23-361	80% (One- & Two-Family Homes), 100% (Multiple Dwellings)	23-362	100%
DENSITY						
Maximum Number of Dwelling Units	23-52	680 sf/DU, None****	23-52	680 sf/DU, None****	23-52	680 sf/DU, None****
PARKING						
Residential	25-222	35%	25-222	35%	25-222	15%
Commercial	36-21	By Use	n/a	n/a	36-21	By Use
Qualifying Affordable Housing	25-222	None	25-222	None	25-222	None
Qualifying Senior Housing	25-222	None	25-222	None	25-222	None
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units	25-811	1 per 2 dwelling units	25-811	1 per 2 dwelling units
Bicycle Parking (AIRS)	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	36-711	By Use	n/a	n/a	36-711	By Use
LOADING						
Commercial	36-62	By Use	n/a	n/a	36-62	By Use

*If a qualifying residential site

**If lot is equal to or greater than 40' wide

***If lot is less than 40' wide

****There is no dwelling unit factor for developments or enlargements in special density areas, qualifying senior housing, or conversions

*****If a qualifying residential site with a lot width of at least 150 feet

^When providing qualifying affordable housing or qualifying senior housing

^^Per ZR Section 33-40, commercial uses in R7X districts are subject to Height and Setback regulations in ZR Section 23-43