122-03 14th Avenue, Queens

Zoning Comparison Table

4/2/2024

	R4A/C1-3 Existing Zoning		R6A/C2-4 Proposed Zoning (MIH)	
	ZR Section #	**R4A/C1-3**	**ZR Section #**	**R6A/C2-4**
USE GROUPS				
Permitted Use Groups	22-10 / 32-10	1, 2, 3, 4, 5, 6	22-10 / 32-10	1-4, 6-9, 14
MAXIMUM FAR				
Residential	23-142	0.9*	23-154**	3.6
Affordable Independent Residences for Seniors	23-144	1.29	23-155	3.9
Community Facility	24-11	2.0	24-11	3.0
Commercial	33-121	1.0	33-121	2.0
Commercial and Community Facility	33-123	2.0	33-123	3.0
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	23-45	10'	n/a	n/a
Minimum Side Yard	23-461 / 33-25	10' (Total), 2' (Min.), None or 8' (Commercial)	23-462 / 33-25	None or 8 feet
Minimum Rear Yard	23-47 / 33-26	30', 20' (Commercial)	23-47 / 33-26	30', 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	n/a	n/a	23-662	40'
Maximum Base Height	23-631(b) / 33-431	21', 30' or 2 stories (Commercial)	23-664** / 33-431	65', 60' or 4 stories (Commercial)
Maximum Building Height	23-631(b)	35'	23-664**	85'/8-Stories (w/QGF)
Maximum Height of Front Wall	23-631(b) / 33-431	21', 30' or 2 stories (Commercial)	23-664** / 33-431	65', 60' or 4 stories (Commercial)
Sky Exposure Plane	33-431	1:1 (narrow and wide)	33-431	2.7:1 (narrow), 5.6:1 (wide) (Commercial)
Setbacks from Narrow Streets	33-431	20'	23-662(c) / 33-431	15', 20' (Commercial)
Setbacks from Wide Streets	33-431	15'	23-662(c) / 33-431	10', 15' (Commercial)
LOT COVERAGE				
Interior/Through Lot	23-142	n/a	23-153	65%
Corner Lot	23-142	n/a	23-153	100%
DENSITY				
Maximum Number of Dwelling Units	23-22	1,280 sf/DU	23-22	680 sf/DU
Affordable Independent Residences for Seniors	23-23	325 sf/DU	23-23	325 sf/DU
PARKING				
Residential	25-23	100%	25-23	50%
Commercial	36-21	By Use	36-21	By Use
Income-Restricted Housing Units	12-10/25-251	50%	12-10/25-251	25%
Affordable Independent Residences for Seniors	12-10/25-252	10%	12-10/25-252	10%
Government Assisted Dwelling Units	n/a	n/a	12-10/25-253	35%
LOADING				
Commercial	36-62	By Use	36-62	By Use
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units (UG-2)	25-811	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	36-711	By Use	36-711	By Use

*With attic allowance

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