42-11 30th Avenue, Queens

Zoning Comparison Table

1/23/2025

	R5/C1-2 Existing Zoning		R5 Proposed Zoning		R6A/C2-4 Proposed Zoning (MIH)	
	ZR Section #	R5/C1-2	ZR Section #	R5	ZR Section #	R6A/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	1.5, 2.0*	23-21	1.5, 2.0*	23-22*****	3.9
Community Facility	33-121/24-11	2.0	24-11	2.0	33-121/24-11	3.0
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	3.0
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	23-321	10'	23-321	10'	23-322	n/a
Minimum Side Yard	33-25/23-331	5' each (Detached, Semi-Detached), none or 5' (all other residences)	23-331	5' each (Detached, Semi-Detached), None or 5' (All Other Residences)	33-25/23-334	None or 5'
Minimum Rear Yard	23-342 / 33-26	30'**, 20' (At or Below 75') / 30' (Above 75')***, 20' (Commercial)	23-342	30'**, 20' (At or Below 75') / 30' (Above 75')***	23-342 / 33-26	30'**, 20' (At or Below 75') / 30' (Above 75')***, 20' (Commercial)
HEIGHT AND SETBACKS						
Minimum Base Height	23-422	n/a	23-422	n/a	23-432^	40'
Maximum Base Height	23-422(d) / 23-424 / 33-431	35', 45'*, 30' or 2-Stories (Commercial)	23-422(d) / 23-424	35', 45'*	23-432^	65'
Maximum Building Height	23-422(d) / 23-424 / 33-431	45', 55*, Sky Exposure Plane	23-422(d) / 23-424	45', 55*	23-432^	95'*****
Sky Exposure Plane	33-431	1 to 1	n/a	n/a	n/a^	n/a
Setbacks from Narrow Streets	23-423 / 33-431	15', 20' (Commercial)	23-423	15'	23-433^	15'
Setbacks from Wide Streets	23-423 / 33-431	10', 15' (Commercial)	23-423	10'	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	25-211	None	25-211	None	25-211	None
Commercial	36-21	By Use	n/a	n/a	36-21	By Use
Qualifying Affordable Housing	25-211	None	25-211	None	25-211	None
Qualifying Senior Housing	25-211	None	25-211	None	25-211	None
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units (UG-2)	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	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 less than 40' wide

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

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

*****When providing affordable housing pursuant to the Mandatory Inclusionary Housing Program or Universal Affordability Program

^Per ZR Section 33-40, commercial uses in R6B & R6A districts are subject to the height and setback regulations in ZR Section 23-43