Bud Place, Queens

3/3/2026

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												
4968	21	M1-1	Parking	Yes	1.0	0.0	Yes	C4-4A	Mixed Use (Residential & Commercial)	Yes	5.01 (res.) / 4.0 (Comm./CF)	Yes
4968	22	M1-1	Residential	No	1.0	0.38	Yes	C4-4A	Mixed Use (Residential & Commercial)	Yes	5.01 (res.) / 4.0 (Comm./CF)	Yes
4968	23	M1-1	Parking	Yes	1.0	0.0	Yes	C4-4A	Mixed Use (Residential & Commercial)	Yes	5.01 (res.) / 4.0 (Comm./CF)	Yes
4968	24	M1-1	Manufacturing	Yes	1.0	1.26	No	C4-4A	Mixed Use (Residential & Commercial)	Yes	5.01 (res.) / 4.0 (Comm./CF)	Yes
4968	33	M1-1	Parking	Yes	1.0	0.0	Yes	C4-4A	Mixed Use (Residential & Commercial)	Yes	5.01 (res.) / 4.0 (Comm./CF)	Yes
4968	35	M1-1	Parking	Yes	1.0	0.0	Yes	C4-4A	Mixed Use (Residential & Commercial)	Yes	5.01 (res.) / 4.0 (Comm./CF)	Yes
4969	1	M1-1	Manufacturing	Yes	1.0	1.0	Yes	C4-4A	Mixed Use (Residential & Commercial)	Yes	5.01 (res.) / 4.0 (Comm./CF)	Yes
4969	4	M1-1	Commercial	Yes	1.0	1.62	No	C4-4A	Mixed Use (Residential & Commercial)	Yes	5.01 (res.) / 4.0 (Comm./CF)	Yes
4969	6	M1-1	Manufacturing	Yes	1.0	0.97	Yes	C4-4A	Mixed Use (Residential & Commercial)	Yes	5.01 (res.) / 4.0 (Comm./CF)	Yes
Other Properties												
4966	1	M1-1	Commercial	Yes	1.0	2.0	No	C4-4A	No Change	Yes	5.01 (res.) / 4.0 (Comm./CF)	Yes
4966	3	M1-1	Commercial	Yes	1.0	2.0	No	C4-4A	No Change	Yes	5.01 (res.) / 4.0 (Comm./CF)	Yes
4966	4	M1-1	Commercial	Yes	1.0	2.0	No	C4-4A	No Change	Yes	5.01 (res.) / 4.0 (Comm./CF)	Yes
4966	6	M1-1	Commercial	Yes	1.0	2.0	No	C4-4A	No Change	Yes	5.01 (res.) / 4.0 (Comm./CF)	Yes
4966	7	M1-1	Commercial	Yes	1.0	2.0	No	C4-4A	No Change	Yes	5.01 (res.) / 4.0 (Comm./CF)	Yes
4968	1	M1-1	Manufacturing	Yes	1.0	0.85	Yes	C4-4A	No Change	No	5.01 (res.) / 4.0 (Comm./CF)	Yes
4968	6	M1-1	Commercial	Yes	1.0	0.76	Yes	C4-4A	No Change	Yes	5.01 (res.) / 4.0 (Comm./CF)	Yes
4968	9	M1-1	Manufacturing	Yes	1.0	0.96	Yes	C4-4A	No Change	No	5.01 (res.) / 4.0 (Comm./CF)	Yes
4968	11	M1-1	Commercial	Yes	1.0	0.29	Yes	C4-4A	No Change	Yes	5.01 (res.) / 4.0 (Comm./CF)	Yes
4968	13	M1-1	Automotive	Yes	1.0	1.0	Yes	C4-4A	No Change	No	5.01 (res.) / 4.0 (Comm./CF)	Yes
4968	15	M1-1	Commercial	Yes	1.0	1.0	Yes	C4-4A	No Change	Yes	5.01 (res.) / 4.0 (Comm./CF)	Yes
4969	18	M1-1	Community Facility	Yes	2.4	0.57	Yes	C4-4A	No Change	Yes	5.01 (res.) / 4.0 (Comm./CF)	Yes
4969	21	M1-1	Community Facility	Yes	2.4	1.71	Yes	C4-4A	No Change	Yes	5.01 (res.) / 4.0 (Comm./CF)	Yes
4969	24	M1-1	Parking	Yes	1.0	0.0	Yes	C4-4A	No Change	Yes	5.01 (res.) / 4.0 (Comm./CF)	Yes
4969	25	M1-1	Parking	Yes	1.0	0.0	Yes	C4-4A	No Change	Yes	5.01 (res.) / 4.0 (Comm./CF)	Yes
4969	26	M1-1	Parking	Yes	1.0	0.0	Yes	C4-4A	No Change	Yes	5.01 (res.) / 4.0 (Comm./CF)	Yes
4969	27	M1-1	Parking	Yes	1.0	0.0	Yes	C4-4A	No Change	Yes	5.01 (res.) / 4.0 (Comm./CF)	Yes
Total # of Lots	**26**		**% of Conformance**	**96%**		**% Compliant**	**73%**		**% of Conformance**	**88%**	**% Compliant**	**100%**

*When providing qualifying affordable housing or qualifying senior housing