21-31 46TH AVENUE REZONING
JANUARY 5, 2026

1. INTRODUCTION

The Applicant, 21-31 Holdings, LLC, proposes the following actions (the "Proposed Actions"):

1. Zoning Map Amendment to change an existing M1-4/R6B zoning district to an R7X/C2-5 zoning district on Block 76, p/o Lot 11 (the "Development Site" and "Project Area") in the Long Island City neighborhood of Queens Community District 2 and the Special Long Island Mixed Use District, Hunters Point Subdistrict; and

2. Zoning Text Amendment to amend ZR Appendix F – Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas for Queens Community District 2 to designate a Mandatory Inclusionary Housing ("MIH") Area with MIH Options 1 and 2 conterminous with the Project Area.

The Proposed Actions will facilitate the development of a new eleven-story plus cellar mixed-use commercial/community facility and residential building (the "Proposed Development") at 21-31 46th Avenue (Block 76, Lot 11). The Proposed Development, an approximately 80,846-square-foot (5.98 FAR) building, will have a total of approximately 70 dwelling units, 22 parking spaces in the cellar, ground floor commercial or community facility use, and residential use above. The proposed approximately 70 dwelling units will include approximately 18 affordable dwelling units pursuant to MIH Option 1.

2. BACKGROUND

The Project Area was initially mapped with an M3-1 zoning district in 1961.

In 1981, the Borden & Jackson Aves, 44th Dr, E River, 46th Rd Rezoning (C 800984 ZMQ) rezoned portions of the Long Island City neighborhood, including the Project Area, from manufacturing districts to other districts in order to eliminate non-conformity of certain existing residential uses.

In 1995, the Long Island City Rezoning (C 950403 ZMQ) rezoned approximately 175 blocks in Long Island City, including the Project Area. The action rezoned the Project Area to an M1-4 zoning district. The proposal also included zoning text amendments (N 950402 ZRQ and N 9550404 ZRQ) which modified the provisions and boundaries of the Special Hunters Point Mixed Used District and modified parking regulations.

In 2004, the Project Area and general surrounding area were the subject of the Hunters Point Subdistrict Rezoning (C 040273 ZMQ) which rezoned all or portions approximately 33 blocks to extend the boundaries of the existing Hunters Point Subdistrict of the Special Long Island Mixed Use District. The rezoning also paired light manufacturing districts with residential districts. The action rezoned the Project Area to an M1-4/R6B zoning district.

3. DESCRIPTION OF SURROUNDING AREA

The Project Area is located in the Long Island City neighborhood of Queens Community District 2. The Project Area is also located within the Special Long Island City Mixed Use District, Hunters Point Subdistrict.

<u>Zoning</u>
The existing zoning districts in the surrounding area include:

<u>R6B</u>
To the north of the Project Area is an R6B zoning district mapped along the 45th Avenue corridor. R6B zoning districts are contextual residential districts where the Quality Housing bulk regulations are mandatory. Within an R6B zoning district, community facility uses are permitted up to 2.0

FAR and residential uses are permitted up to 2.0 FAR or 2.4 FAR with qualifying affordable housing or qualifying senior housing. Above a maximum base height of 45 feet a 10-foot setback is required on a wide street and a 15-foot setback is required on a narrow street before rising to a maximum height of 55 feet or 65 feet with qualifying affordable housing or qualifying senior housing. No parking is required in the Long Island City area.

R6A
To the west of the Project Area is an R6A/C1-5 zoning district mapped along the 21st Street corridor. R6A zoning districts are contextual residential districts where the Quality Housing bulk regulations are mandatory. Within an R6A zoning district, community facility uses are permitted up to 3.0 FAR and residential uses are permitted up to 3.0 FAR or 3.9 FAR with qualifying affordable housing or qualifying senior housing. Above a maximum base height of 65 feet a 10-foot setback is required on a wide street and a 15-foot setback is required on a narrow street before rising to a maximum height of 75 feet or 95 feet with qualifying affordable housing or qualifying senior housing. No parking is required in the Long Island City area.

R7X
To the south and east of the Project Area is an R7X zoning district mapped along Jackson Avenue. R7X zoning districts are contextual residential districts where the Quality Housing bulk regulations are mandatory. Within an R7X zoning district, community facility uses are permitted up to 5.0 FAR and residential uses are permitted up to 5.0 FAR or 6.0 FAR with qualifying affordable housing or qualifying senior housing. Above a maximum base height of 95 feet or 105 feet with qualifying affordable housing or qualifying senior housing a 10-foot setback is required on a wide street and a 15-foot setback is required on a narrow street before rising to a maximum height of 125 feet or 145 feet with qualifying affordable housing or qualifying senior housing. No parking is required in the Long Island City area.

C5-3
To the northeast of the Project Area is a C5-3 zoning district mapped along 23rd Street. C5 is a central commercial district with continuous retail frontage intended for offices and retail establishments. Department stores, large office buildings, and mixed buildings with residential space above office or commercial floors are typical C5 uses. A C5-3 zoning district permits a maximum FAR of 15.0 (a residential R10 zoning district equivalent). Floor area may be increased by a bonus for a public plaza or qualifying affordable housing. In non-contextual C5-3 districts, a building occupied by commercial, residential and/or community facility uses may be configured as a tower. All commercial uses in C5 districts are exempt from off-street parking requirements because public transportation is easily accessible.

M1-4/R6B, M1-4/R6A, M1-5/R7-3 and M1-5/R7X
The area surrounding the Project Area is mapped generally with the following mixed manufacturing and residential paired districts, MX districts: M1-4/R6B, M1-4/R6A, M1-5/R7-3 and M1-5/R7X. In MX districts, an M district is paired with a residential district and new residential and non-residential uses are permitted as-of-right within the same building. M1 districts are often buffers between M2 or M3 districts and adjacent residential or commercial districts. M1 districts typically include light industrial uses, such as woodworking shops, repair shops, and wholesale service and storage facilities. Nearly all industrial uses are allowed in M1 districts if they meet the M1 performance standards. Offices, hotels and most retail uses are also permitted. Certain community facilities, such as hospitals, are allowed in M1 districts only by special permit, but houses of worship are allowed as-of-right. M1-4 zoning districts permit an FAR of 2.0 and M1-5 zoning districts permit an FAR of 5.0. Required parking may be determined depending on square footage, person-rated capacity or the number of employees as required by the use group and applicable Parking Requirement Category (PRC) and may be waived if fewer than 40 spaces are required.

M3-1
To the south of the Project Area is an M3-1 zoning district mapped along Crane Street and further south to the Long Island Railroad tracks. M3 districts are designated for areas with heavy industries. Typical uses include power plants, solid waste transfer facilities and recycling plants, and fuel supply depots. In M3 districts, uses with potential nuisance effects are required to conform to minimum performance standards.M3 districts are usually located near the waterfront and buffered from residential areas. M3 districts permit a maximum FAR of 2.0. Required parking may

be determined depending on square footage, person-rated capacity or the number of employees as required by the use group and applicable Parking Requirement Category (PRC) and may be waived if fewer than 15 spaces are required.

C1-5 and C2-5 Overlays
C1-5 and C2-5 zoning districts are commercial overlays mapped within residential districts along streets that serve local retail needs. Typical retail uses include neighborhood grocery stores, drug stores, restaurants and beauty parlors. C2 districts permit a slightly wider range of uses, such as funeral homes and repair services. In mixed buildings, commercial uses are limited to one or two floors and must always be located below the residential use. When commercial overlays are mapped in R1 through R3 districts, the maximum FAR is 1.0; when mapped in R4 through R12 districts, the maximum commercial FAR is 2.0.

Special Purpose District
The Project Area is located in the Special Long Island City Mixed Use District (LIC) and Hunters Point Subdistrict. The LIC promotes the development and expansion, at varying densities, of the longstanding mix of residential, commercial, industrial and cultural uses in its six subdistricts – Court Square, Queens Plaza, Queens Plaza West, Northern Hunters Point Waterfront, Hunters Point and Dutch Kills.

Land Uses
The existing land uses within the surrounding area consist of a diverse mix of residential, commercial, community facility, manufacturing, transportation/utility and mixed-use buildings. Major thoroughfares within the surrounding area include Jackson Avenue (a 100-foot-wide street), 23rd Street (an 80-foot-wide street) and 21st Street (an 80-foot-wide street).

The subject block contains a mix of residential, commercial, mixed use, industrial/manufacturing and community facility uses. There is a mix of one- and two-family and multi-family buildings (ranging between 2- to 11-stories), ground floor dental and physical therapy offices, a church, a diner restaurant, a cafe, a supermarket (Trader Joe's), an indoor golf range and a contractor's warehouse space. The subject block is located at a unique juncture of Jackson Avenue, 23rd Street and 46th Avenue, anchored by the Court Square subway stations, where higher density residential developments with ground floor commercial uses run generally along Jackson Avenue and east of the 23rd Street corridor. The 5pointz 48-story condo building, the Galarie 11-story condo building and the Skyline Tower 67-story condo building, among others, are located within this area. West of Jackson Avenue is generally comprised of lower density buildings containing a diverse mix of uses, including the MoMA PS1 art gallery directly south of the subject block, a US Post Office one block to the west, the ~100,000 square foot Murray Park and playground catty-corner to the subject block, local retail uses along 21st Street, and the Court Square-23 St subway station two blocks north of the subject block.

Mass Transit
The Project Area is located within the Greater Transit Zone within the LIC Parking Area and is well served by public transportation. There are two MTA Court Sq subway stations just north of the subject block along 23rd Street, serving the G and 7 lines. The Court Sq-23rd St subway station is located just two blocks north of the subject block and serves the E and M lines. The 21st St subway station is located just two blocks south of the subject block and serves the G line.

The MTA B62 bus line runs east/west along Jackson Avenue with a stop located just east of the subject block at the corner of Jackson Avenue and 23rd Street. The Q67 bus line runs north/south along 21st Street with a stop located just west of the subject block at the corner of 21st Street and 46th Avenue.

4. DESCRIPTION OF THE PROJECT AREA/DEVELOPMENT SITE

The Project Area/Development Site consists of 21-31 46th Avenue (Block 76, Lot 11). The Project Area is located on the southern portion of Block 76, and just approximately 80 feet west of the intersection formed by 46th Avenue and Jackson Avenue. The Project Area/Development Site is zoned M1-4/R6B and R7X/C2-5.

The Project Area/Development Site is controlled by the Applicant and is a 13,500-square foot lot improved with an existing one-story, 4,800-square-foot (0.36 FAR) commercial bank building with 15 surface parking spaces.

5. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The Proposed Development at the Development Site is a new mixed-use commercial/community facility and residential building at 21-31 46th Avenue (Block 76, Lot 11). The proposed eleven-story plus cellar, approximately 80,846-square-foot (5.98 FAR) building will have a total of approximately 70 dwelling units, 22 parking spaces in the cellar, ground floor commercial or community facility use (8,000 SF), and residential use on floors 2 – 11. The Proposed Development will rise to a total height of 112 feet. The proposed approximately 70 residential units will include approximately 18 affordable dwelling units pursuant to MIH Option 1.

6. ACTIONS NECESSARY TO FACILITATE THE PROJECT

The actions necessary to facilitate the project are:

1. Zoning Map Amendment to change an existing M1-4/R6B zoning district to an R7X/C2-5 zoning district on Block 76, p/o Lot 11 (the "Development Site" and "Project Area") in the Long Island City neighborhood of Queens Community District 2 and the Special Long Island Mixed Use District, Hunters Point Subdistrict; and

2. Zoning Text Amendment to amend ZR Appendix F – Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas for Queens Community District 2 to designate and MIH Area with MIH Options 1 and 2 conterminous with the Project Area.

<u>Zoning Map Amendment to an R7X/C2-5 Zoning District</u>
The proposed zoning map amendment to an R7X/C2-5 zoning district is an extension of an existing R7X/C2-5 zoning district located partially within and directly to the east of the Project Area.

Although treated as a mid-block site as part of the 2004 Hunters Point Subdistrict rezoning (C 040273 ZMQ), the Project Area relates more to the Jackson Avenue commercial corridor located directly to the east than to the R6B zoned residential uses located to the west. The Project Area has long been occupied by a commercial bank that is a continuation of the commercial corridor. The Project Area sits on what is effectively a wide street and can accommodate a taller building as permitted in an R7X district. Due to the configuration of Jackson Avenue intersecting its cross streets, a significant portion of the Project Area's frontage (55 feet, or 41% of the lot's frontage) faces an extra wide square that includes a Greenstreets triangle, a pedestrianized street perpendicular to the Development Site, 46th Avenue and Jackson Avenue. Together, these open spaces have a depth measured perpendicular from the Development Site of between approximately 205 and 250 feet (per the ZOLA measuring tool). The resulting space is very much like a European square with trees, plantings and seating, and is wider than Jackson Avenue, which is currently zoned R7X, R7-3 and C5-3 within the immediate area. Additionally, NYC DOT has proposed a pedestrian improvement project to transform this area into a permanent public plaza and open space, the 46th Avenue Pedestrian Plaza. Work will include building out the interim plaza in permanent materials that may include plantings, furnishings, paving, and artwork. In addition, a new pedestrian concrete curb extension to shorten the crossing at the intersection of Jackson Avenue and Crane Street will be constructed. The project will increase access to public open space, create safer streets, and improve the livability of Long Island City.

The remainder of the Project Area faces the low-rise MoMA PS1 museum, providing light and air to accommodate an R7X building type. While there are lower-scale residences protected on the western portion of the block, these are and will continue to be protected with R6B zoning.

The Project Area is well served by transit with several subway stations located within the surrounding area. In addition to subway access, the Project Area is well served by the MTA bus network, including numerous bus routes along Queens Plaza.

The Project Area is well suited for additional residential development due to its proximity to transit and its location within an existing residential community supported by nearby commercial and institutional uses. The existing M1-4/R6B zoning district does not allow for the development of higher density residential development on the Development Site, nor does it require the development of affordable housing units pursuant to MIH. Additionally, the proposed R7X zoning district is consistent with the scale and bulk of existing buildings located within the immediate area.

The proposed zoning map amendment will promote the development of medium-density, contextual housing, including affordable housing, at the Development Site, which is consistent with the scale and character of the surrounding area and will further the City's housing goals. It will build on the existing and planned middle-density residential community and will be supported by and support the adjacent public transit links, commercial and institutional uses. The Proposed Development will provide opportunities for integrating the adjacent Jackson Avenue commercial corridor and create new housing units, including much needed affordable housing within Queens Community District 2.

Zoning Text Amendment to ZR Appendix F – Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas

The proposed zoning text amendment will provide the Long Island City neighborhood with new affordable dwelling units, which will support the City's effort to increase the overall supply of affordable housing.

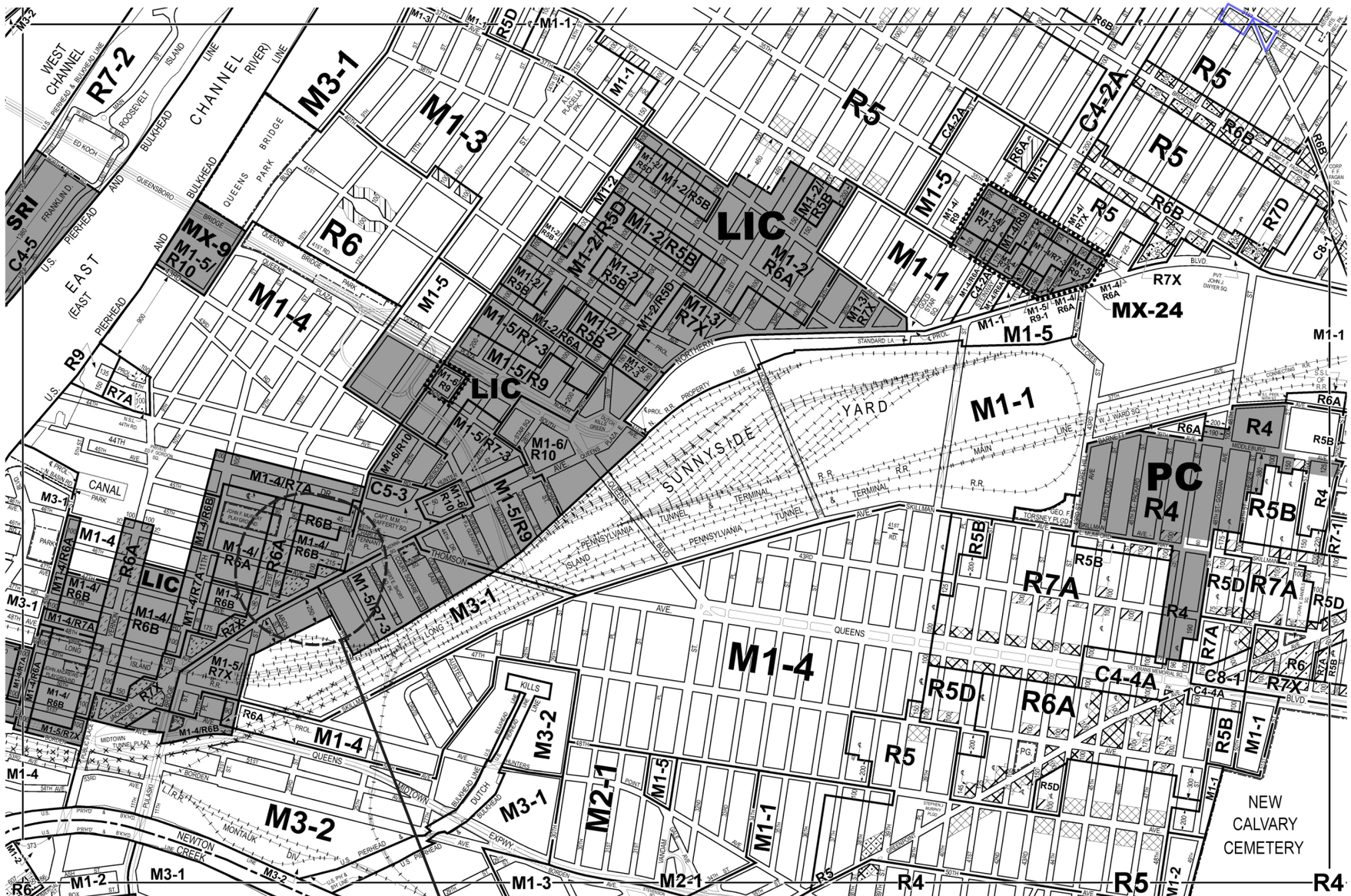
The shortage of affordable housing and housing in general has been highlighted by the current administration as an urgent issue that needs addressing. *Housing New York 2.0* is an extension of the City's comprehensive housing development policy (*Housing New York: A Five-Borough, Ten-Year Plan*) that includes a primary goal of building or preserving 200,000 units of high-quality affordable housing by 2022 and 300,000 homes by 2026. *Housing New York 2.0* was developed in conjunction with the New York City Department of Housing and Preservation (HPD) to create housing opportunities for New Yorkers with a range of incomes, while fostering vibrant and diverse neighborhoods. Framed by the policy goals and objectives in *Housing New York*, the City Council adopted an amendment to the ZR to establish the Mandatory Inclusionary Housing program, which requires areas rezoned for residential growth to include a minimum of 20 to 30 percent of dwelling units be affordable in new developments.

The proposed zoning text amendment to ZR Appendix F will support the policies and goals of *Housing New York 2.0* by creating permanently affordable dwelling units within the Proposed Development, will permit the applicant to develop the Proposed Development Site in accordance with the MIH program and will ensure that any future residential development at the Project Area will address the need for housing to serve a broad range of the City's diverse incomes. The applicant proposes mapping MIH Options 1 and 2. Option 1 requires 25% of residential floor area to be set aside for affordable housing units for residents with incomes averaging 60% AMI, with a minimum of 10% of housing to be affordable at 40% AMI. Option 2 requires 30% of residential floor area to be set aside for affordable housing units for residents with incomes averaging 80% AMI. The Proposed Development currently contemplates providing approximately 18 affordable housing units pursuant to Option 1 of the MIH program. The applicant will seek additional input from Queens Community Board 2 and the local City Council Member regarding the level of affordability for the Proposed Development.

7. CONCLUSION

The Applicant proposes a Zoning Map Amendment to rezone the Project Area from an existing M1-4/R6B zoning district to an R7X/C2-5 zoning district. The proposed Zoning Map Amendment will facilitate the development of a new eleven-story plus cellar mixed-use commercial/community facility and residential building with 70 dwelling units at the Development Site. The applicant also proposes a Zoning Text Amendment to amend ZR Appendix F – Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas for Queens Community District 2, to designate the Project Area as a MIH Area. The proposed Zoning Text Amendment will facilitate the development of approximately 18 affordable dwelling units within the Proposed Development pursuant to the City's MIH program, thereby ensuring that it addresses the need for housing to serve a broad range of the City's diverse needs and incomes.

21-31 46th Avenue Rezoning, Queens


M3-2
M1-3
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R6B
R7-2
M3-1
M1-3
R5
C4-2A
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R5
R6B
R5
R6B
R7D
C8-1
SRI
C4-5
MX-9
M1-5/R10
R6
M1-5
M1-4
M1-2/R5D
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21-31 46th Avenue Rezoning, Queens

NYC Finance

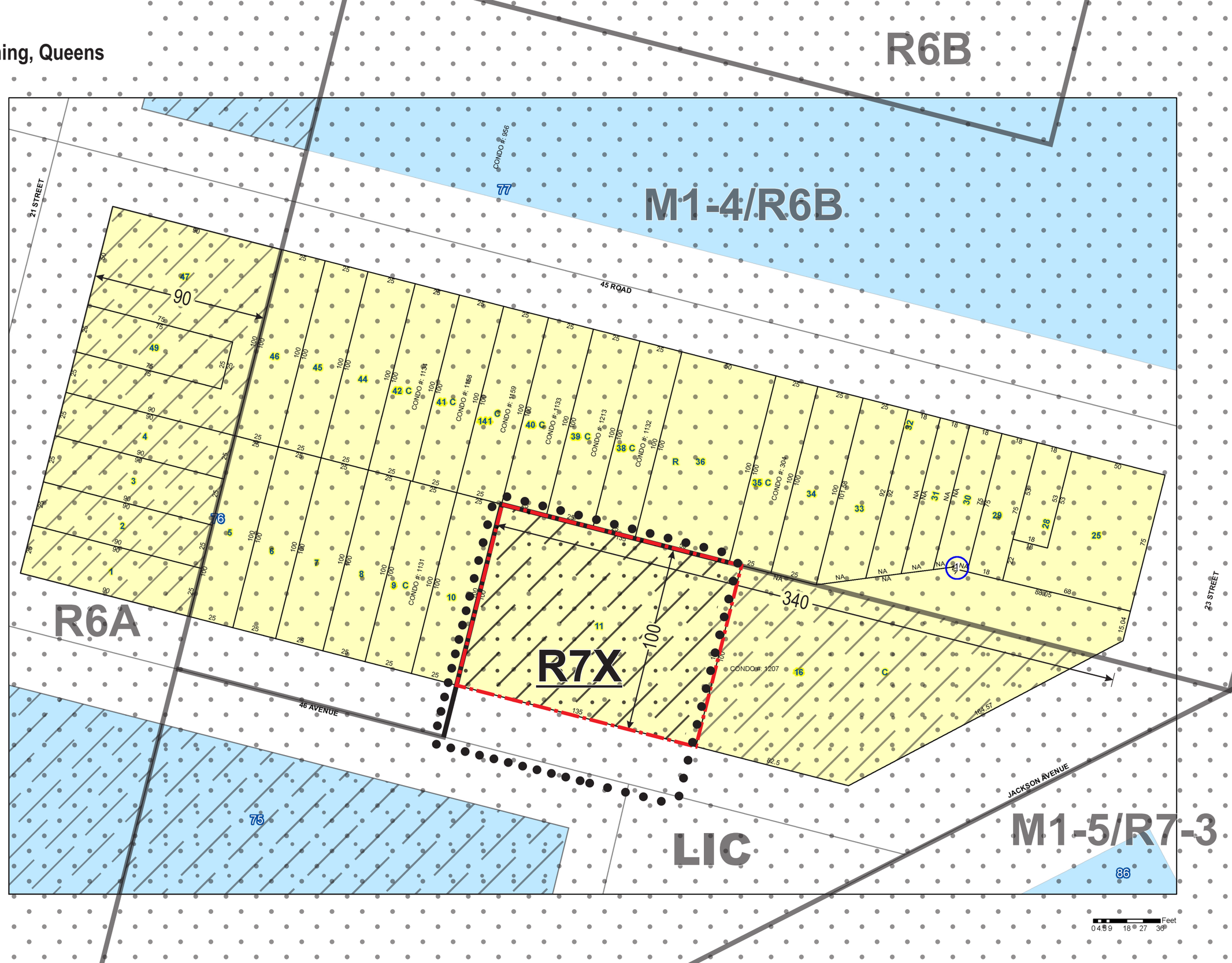
NYC Digital Tax Map

Effective Date : 03-26-2021 11:36:58
End Date : Current

Queens Block: 76

Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Development Site
- Area Proposed to be Rezoned
- Existing Zoning District Line
- Proposed Zoning District Line
- Existing Special Purpose District
- R6B — Existing Zoning District
- Existing C1-5 Overlay
- Existing C2-5 Overlay
- R7X — Proposed Zoning District
- Proposed C2-5 Overlay



21-31 46th Avenue Rezoning, Queens

Area Map

Block: 76, Lot: 11

Project Information

- 600' Radius
- Development Site
- Area Proposed to be Rezoned

Existing Commercial Overlays & Zoning Districts

C1-1	C2-1	Zoning Districts
C1-2	C2-2	Special Districts
C1-3	C2-3	
C1-4	C2-4	
C1-5	C2-5	

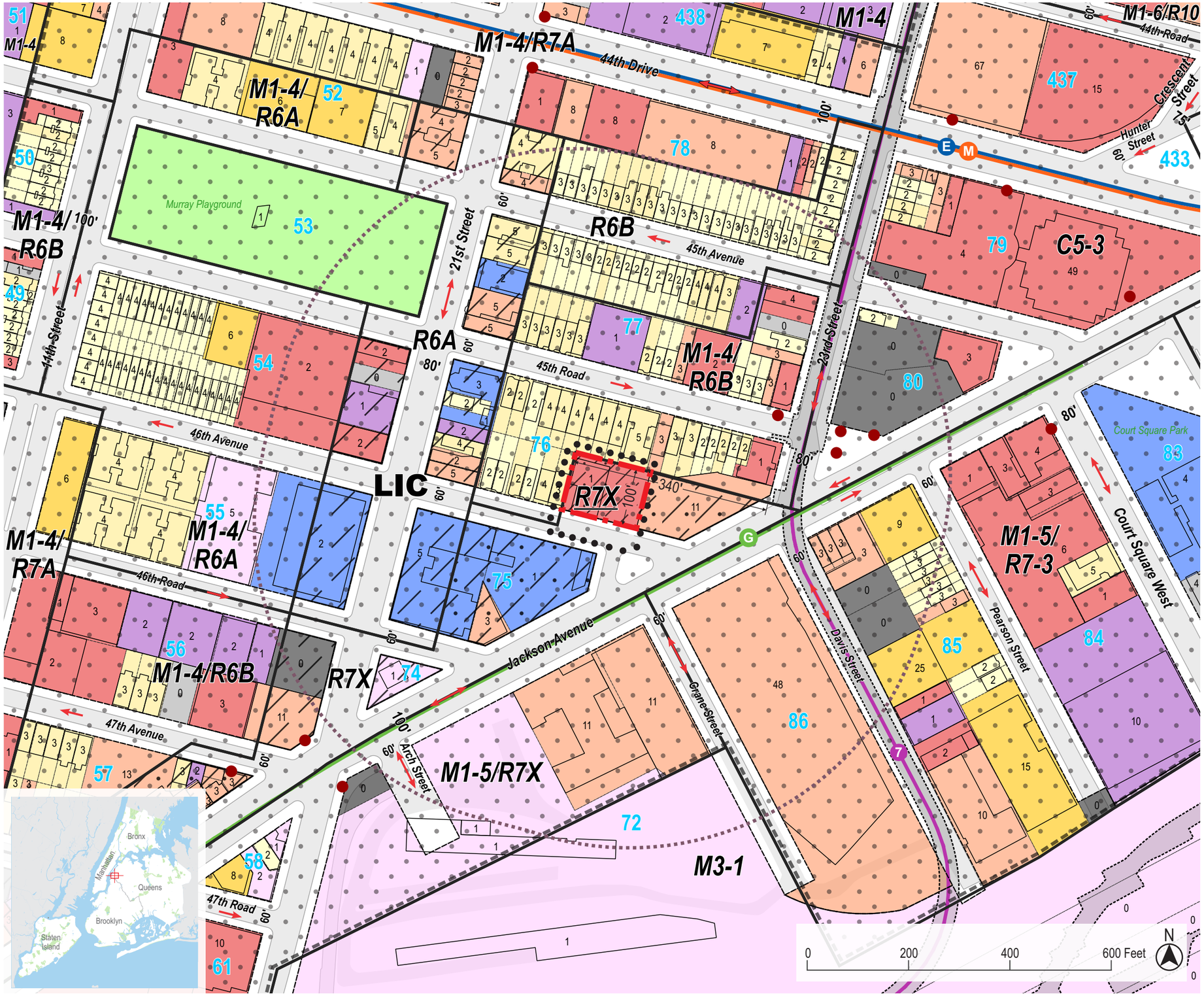
- Elevated Rail Structure / Roadway Overpass
- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other

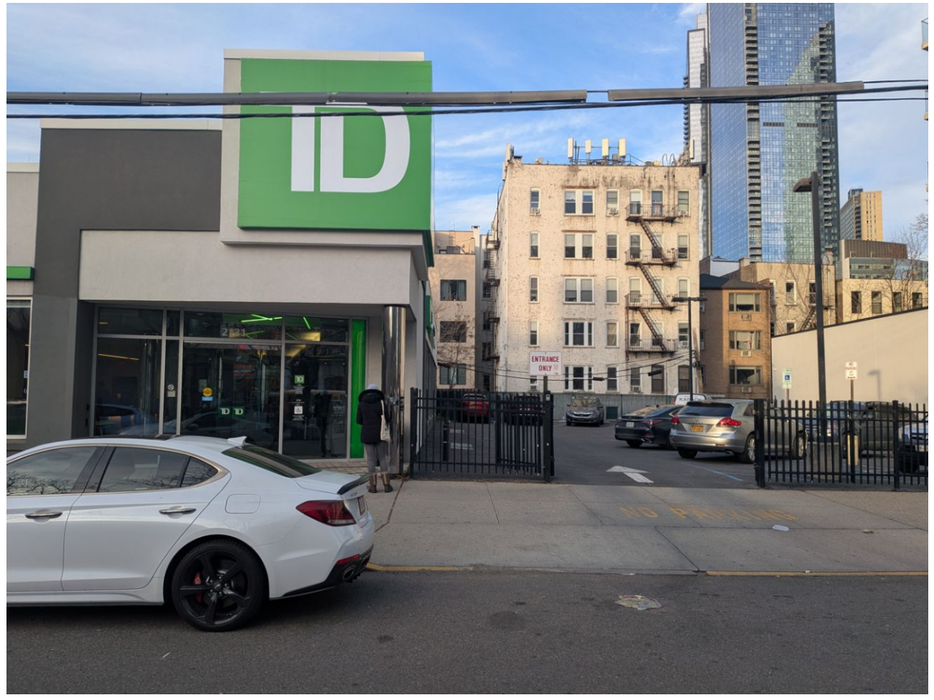
November 2023

Urban Cartographics





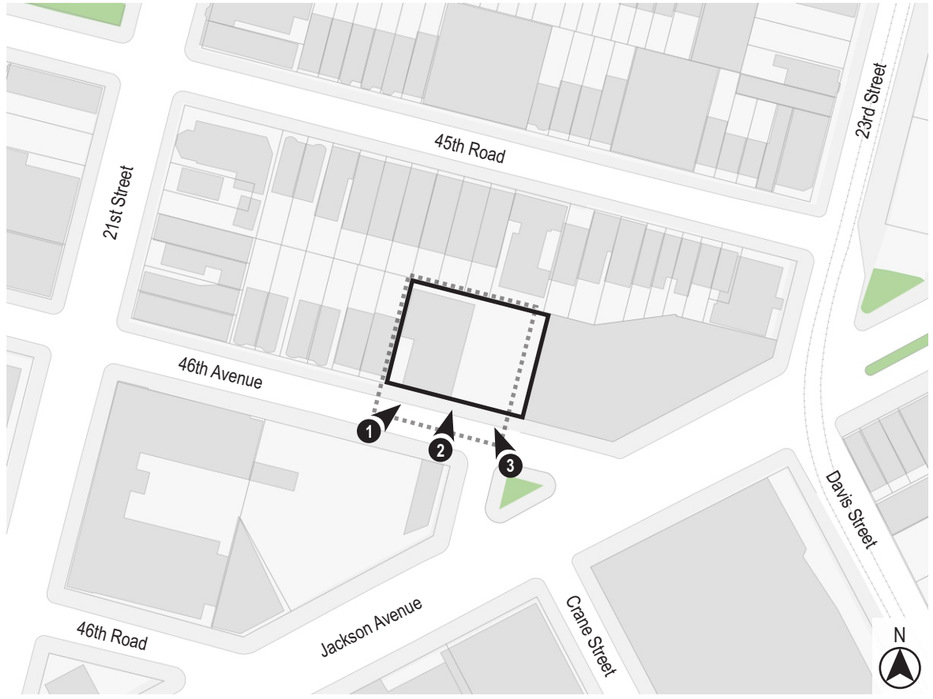
1. View of the Development Site facing northeast from 46th Avenue.



2. View of the Development Site facing northeast from 46th Avenue.



3. View of the Development Site facing northwest from 46th Avenue.





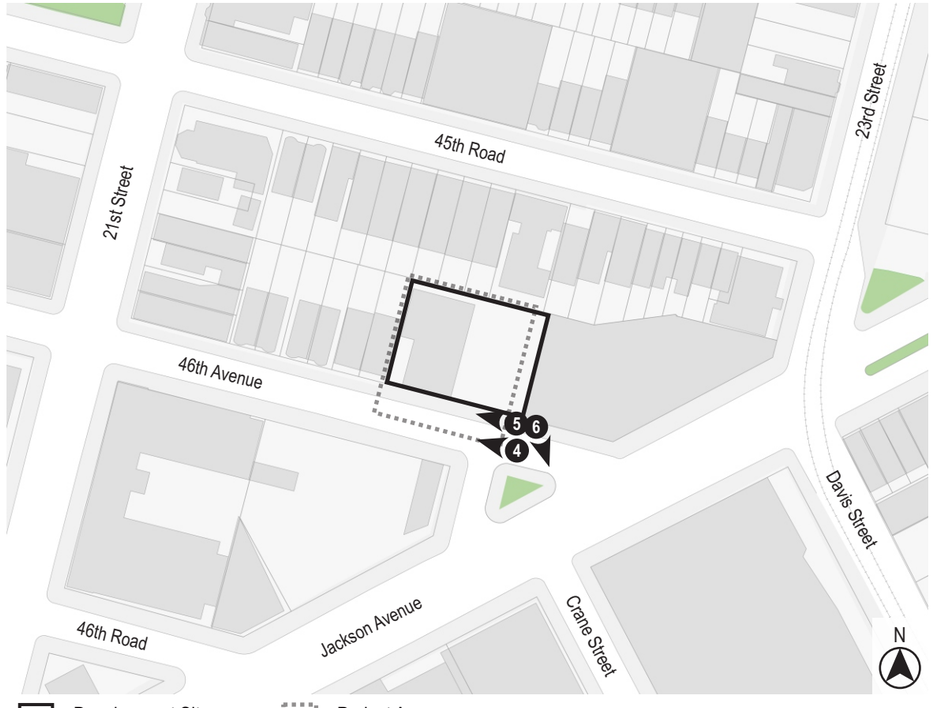
4. View of 46th Avenue facing northwest (Development Site at right).



5. View of the sidewalk along the north side of 46th Avenue facing northwest (Development Site at right).



6. View of the intersection of Jackson Avenue and 46th Avenue facing southeast from the Development Site.





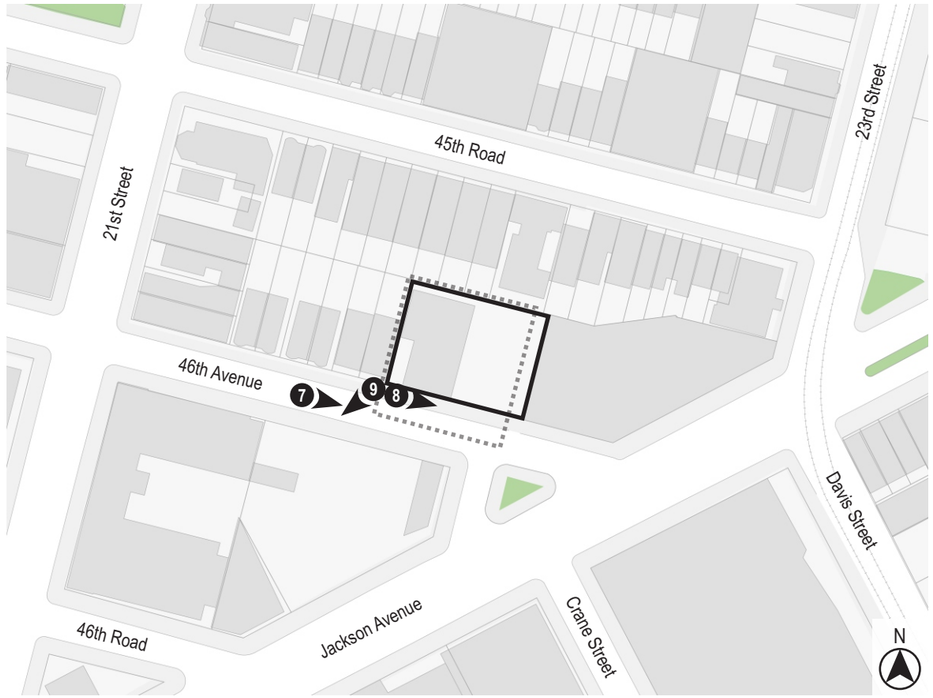
7. View of 46th Avenue facing southeast (Development Site at left).



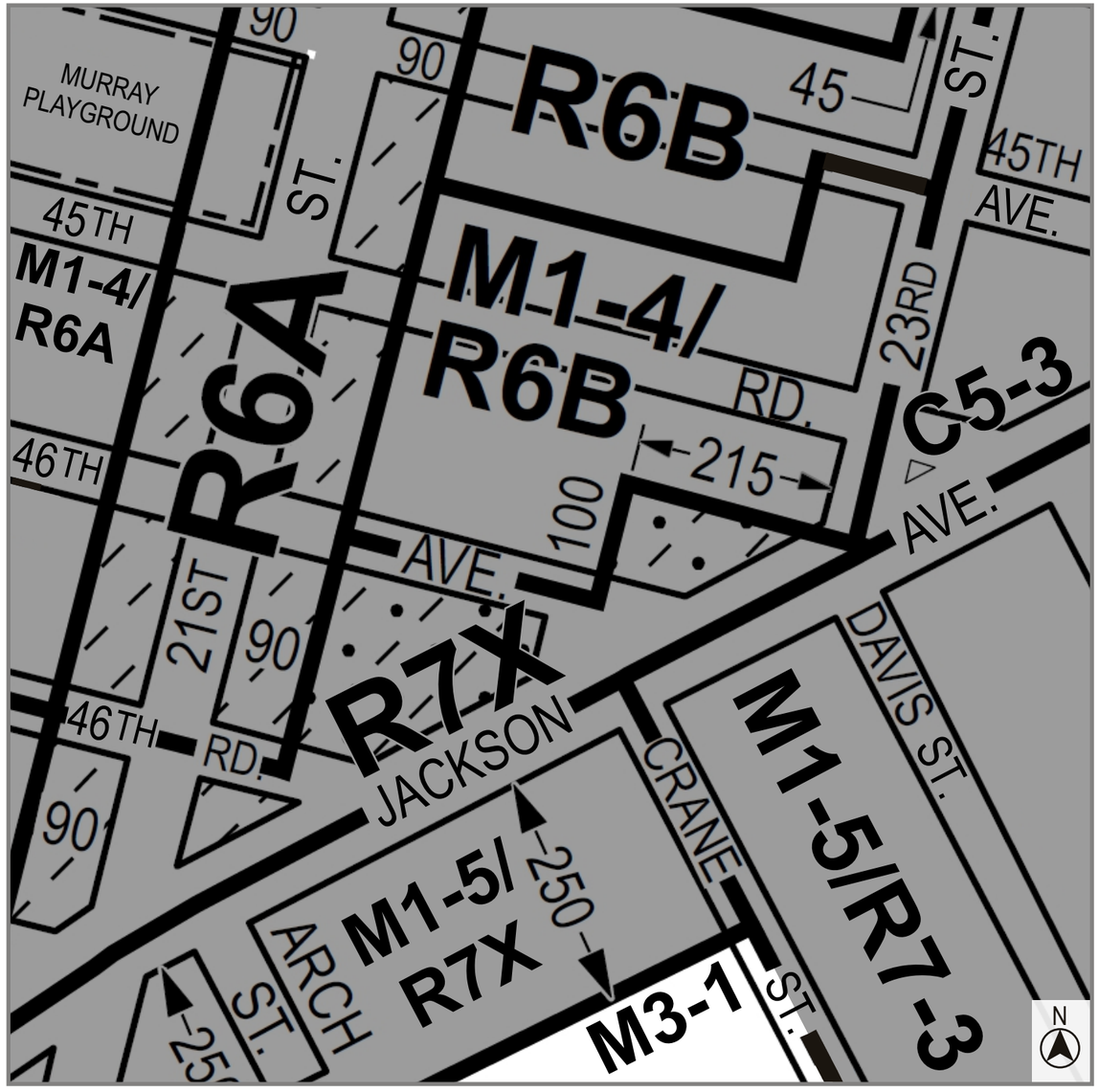
8. View of the sidewalk along the north side of 46th Avenue facing southeast (Development Site at left).



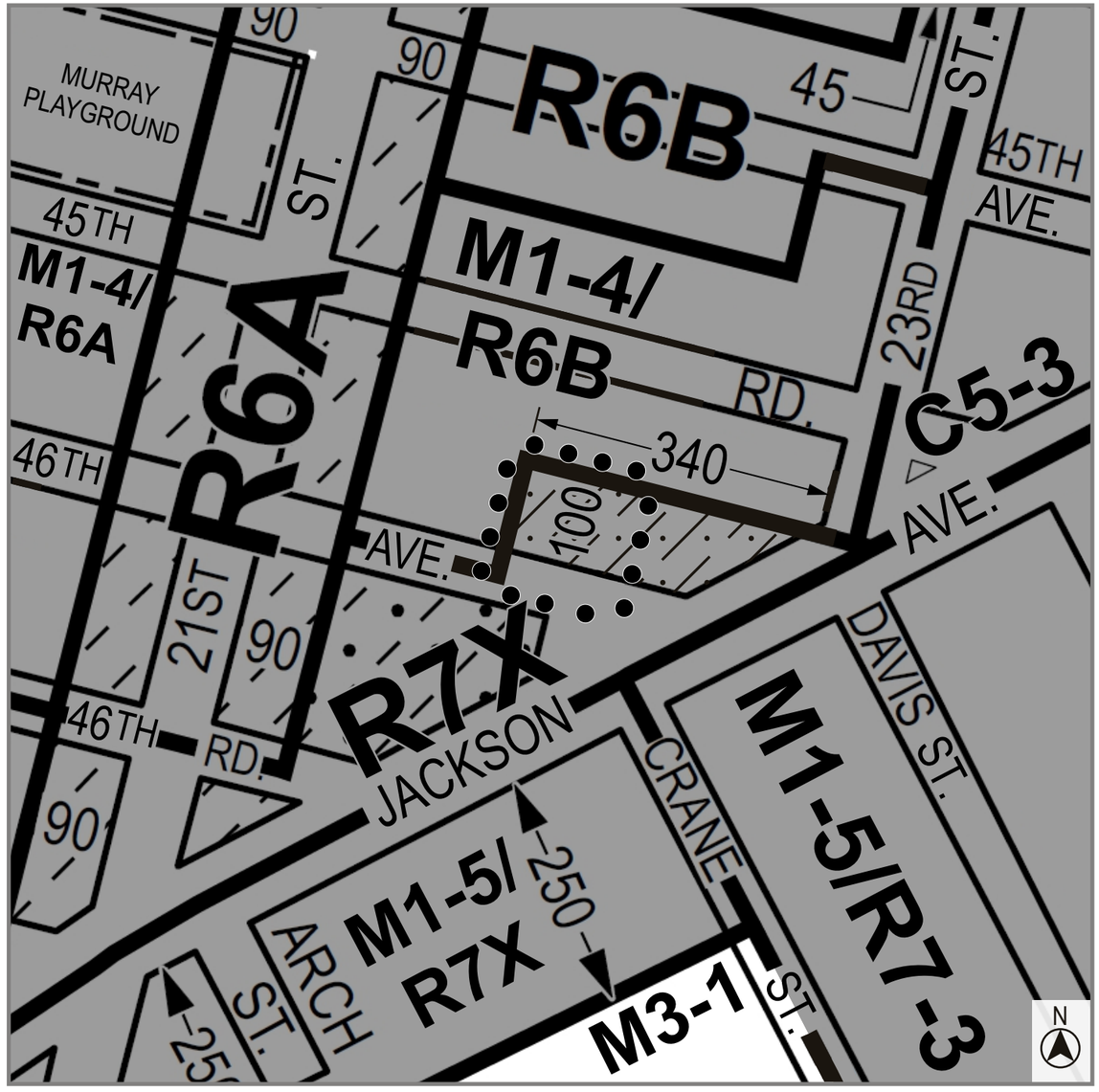
9. View of the south side of 46th Avenue facing southwest from the Development Site.



Zoning Change Map



Current Zoning Map (9b)



Proposed Zoning Map (9b) - Area being rezoned is outlined with dotted lines

Rezoning from M1-4/R6B (LIC) to R7X/C2-5 (LIC)

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

21-31 46th Avenue Rezoning, Queens

Zoning Comparison Table

1/16/2025

	M1-4/R6B (LIC) Existing Zoning		R7X/C2-5 (LIC) Proposed Zoning (MIH)	
	ZR Section #	M1-4/R6B (LIC)	ZR Section #	R7X/C2-5 (LIC)
USE GROUPS				
Permitted Use Groups	22-10 / 42-10 / 123-20 / 117-21	I-X	22-10 / 32-10	I-X
MAXIMUM FAR				
Residential	123-622 / 117-21 / 23-22	2.4*	23-22	6.0*
Community Facility	123-621 / 117-21 / 24-11	2.0	33-121	5.0
Commercial	123-623(a) / 117-21 / 43-12	2.0	33-121	2.0
Commercial and Community Facility	123-623(a) / 117-21 / 43-12	2.0	33-121	5.0
Manufacturing	123-623(a) / 117-21 / 43-12	2.0	n/a	n/a
YARDS				
Minimum Front Yard	123-631 / 117-21	n/a	n/a	n/a
Minimum Side Yard	123-631 / 117-21	None, None or 5' (Residential Only)	34-232 / 33-25	None or 5' (Residential), None or 8' (Commercial)
Minimum Rear Yard	23-342 / 43-26	30'**, 20' (At or Below 75') / 30' (Above 75')***, 20' (Manufacturing)	23-342 / 33-26	30'**, 20' (At or Below 75') / 30' (Above 75')***, 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	23-432	30'	23-432^	60'
Maximum Base Height	123-652(a) / 117-21 / 23-432 / 43-46	45'	23-432^	105'*
Maximum Building Height	123-652(a) / 117-21 / 43-46	65'*	23-432^	145'*
Sky Exposure Plane	n/a	n/a	n/a^	n/a
Setbacks from Narrow Streets	123-652(a) / 117-21 / 23-433	15'	23-433^	15'
Setbacks from Wide Streets	123-652(a) / 117-21 / 23-433	10'	23-433^	10'
LOT COVERAGE				
Interior/Through Lot	123-632 / 117-21 / 23-362	80% (Residential Only), None (Non-Residential Buildings)	23-362	80%
Corner Lot	123-632 / 117-21 / 23-362	100% (Residential Only), None (Non-Residential Buildings)	23-362	100%
DENSITY				
Maximum Number of Dwelling Units	23-52	680 sf/DU, None****	23-52	680 sf/DU, None****
PARKING				
Residential	123-70 / 117-21 / 16-10	None	16-10	None
Commercial	123-70 / 117-21 / 16-10	None	16-10	None
Qualifying Affordable Housing	123-70 / 117-21 / 16-10	None	16-10	None
Qualifying Senior Housing	123-70 / 117-21 / 16-10	None	16-10	None
Bicycle Parking (Residential)	123-72 / 117-21 / 25-811	1 per 2 dwelling units (UG-2)	25-811	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	123-72 / 117-21 / 25-811	1 per 10,000 sf	25-811	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	123-71 / 117-21 / 44-60	By Use	36-711	By Use
LOADING				
Commercial/Manufacturing	123-71 / 117-21 / 44-52	By Use	36-62	By Use

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

**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

^Per ZR Section 33-40, commercial uses in R7X districts are subject to Quality Housing regulations in ZR Section 23-60

21-31 46th Avenue Rezoning

January 16, 2025

Matter <u>underlined</u> is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution

* * *

APPENDIX F
Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas

* * *

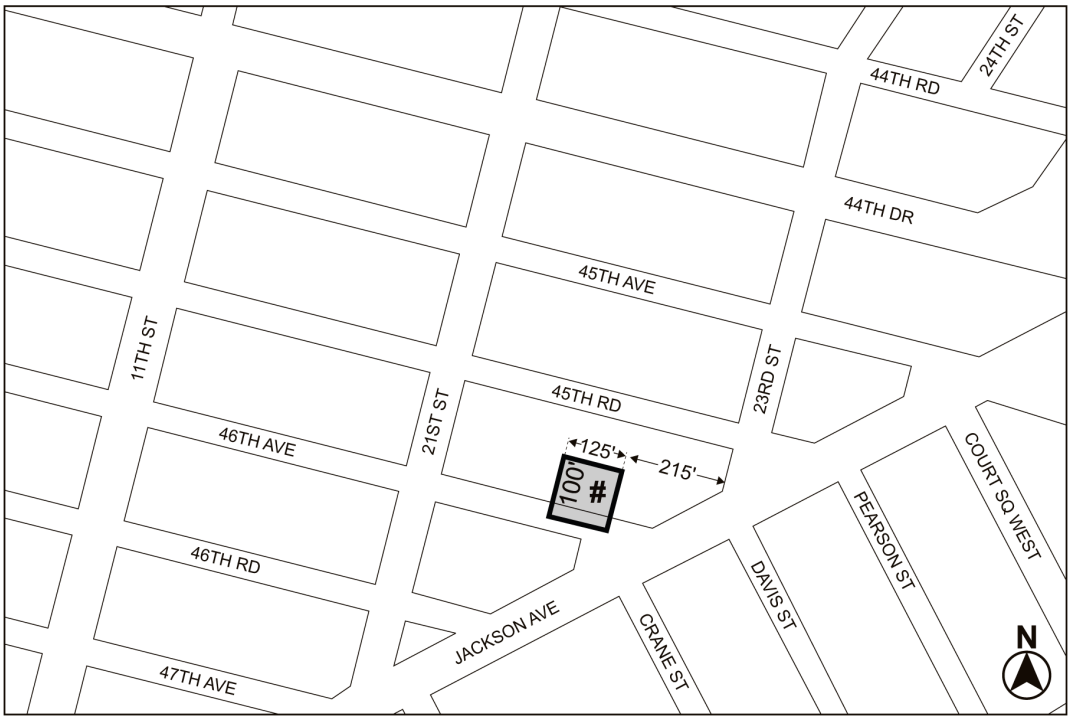
QUEENS

* * *

Queens Community District 2

* * *

Map 6 – [date of adoption]



Mandatory Inclusionary Housing Program Area

Area # — [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 2, Queens

* * *