28th Avenue, Queens

Zoning Comparison Table

12/16/25

	R6 Existing Zoning		R6/C1-3 Existing Zoning		R6A/C1-3 Existing Zoning		R6A/C2-3 Existing Zoning		R7A Proposed Zoning (MIH)		R7A/C1-3 Proposed Zoning (MIH)		R7A/C2-3 Proposed Zoning (MIH)	
	ZR Section #	R6	ZR Section #	R6/C1-3	ZR Section #	R6A/C1-3	ZR Section #	R6A/C2-3	ZR Section #	R7A (MIH)	ZR Section #	R7A/C1-3 (MIH)	ZR Section #	R7A/C2-3 (MIH)
USE GROUPS														
Permitted Use Groups	22-10	I-IV	22-10 / 32-10	I-IV, VI-X	22-10 / 32-10	I-IV, VI-X	22-10 / 32-10	I-IV, VI-X	22-10	I-IV	22-10 / 32-10	I-IV, VI-X	22-10 / 32-10	I-IV, VI-X
MAXIMUM FAR														
Residential	23-22	2.2*, 3.0**	23-22	2.2*, 3.0**	23-22	3.0	23-22	3.0	23-22	4.0	23-22	4.0	23-22	4.0
Qualifying Affordable / Senior Housing	23-22	3.9	23-22	3.9	23-22	3.9	23-22	3.9	23-22	5.01	23-22	5.01	23-22	5.01
Community Facility	24-11	4.8	33-121 / 24-11	4.8	33-121 / 24-11	3.0	33-121 / 24-11	3.0	24-11	4.0	33-121 / 24-11	4.0	33-121 / 24-11	4.0
Commercial	n/a	n/a	33-121	2.0	33-121	2.0	33-121	2.0	n/a	n/a	33-121	2.0	33-121	2.0
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
YARDS														
Minimum Front Yard	23-322	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23-322	None	n/a	n/a	n/a	n/a
Minimum Side Yard	23-334	Two of 5' Each (Detached), None or 5' (Other Residences)	34-232 / 33-25	None or 5' (Residential), None or 8' (Commercial)	34-232 / 33-25	None or 5' (Residential), None or 8' (Commercial)	34-232 / 33-25	None or 5' (Residential), None or 8' (Commercial)	23-335	Two of 5' (Detached), None or 5' (All Other Residences)	34-232 / 33-25	None or 5' (Residential), None or 8' (Commercial)	34-232 / 33-25	None or 5' (Residential), None or 8' (Commercial)
Minimum Rear Yard	23-342	*20' or 30' (Varies)*	23-342 / 33-26	*20' or 30' (Varies) (Residential), 20' (Commercial)*	23-342 / 33-26	*20' or 30' (Varies) (Residential), 20' (Commercial)*	23-342 / 33-26	*20' or 30' (Varies) (Residential), 20' (Commercial)*	23-342	*20' or 30' (Varies)*	23-342 / 33-26	*20' or 30' (Varies) (Residential), 20' (Commercial)*	23-342 / 33-26	*20' or 30' (Varies) (Residential), 20' (Commercial)*
HEIGHT AND SETBACKS														
Minimum Base Height	23-432	30*, 40**	23-432	30*, 40**	23-432^	40'	23-432^	40'	23-432	40'	23-432^	40'	23-432^	40'
Maximum Base Height	23-432	45*, 60**	23-432 / 33-431	45*, 60** (Residential), 60' or 4-Stories (Commercial)	23-432^	65'	23-432^	65'	23-432	85'^	23-432^	85'^	23-432^	85'^
Maximum Building Height	23-432	55*, 75**, 85*^, 95**^	23-432 / 33-431	55*, 75**, 85*^, 95**^ (Residential), Sky Exposure Plane (Commercial)	23-432^	75', 95'^	23-432^	75', 95'^	23-432	115'^	23-432^	115'^	23-432^	115'^
Maximum Building Height (Eligible Site)	23-434(b)	125'	23-434(b)	125'	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Sky Exposure Plane	n/a	n/a	33-431	2.7 to 1 (Narrow), 5.6 to 1 (Wide)	n/a	n/a	n/a	n/a	n/a	n/a	n/a^	n/a	n/a^	n/a
Setbacks from Narrow Streets	23-433	15'	23-433 / 33-431	15' (Residential), 20' (Commercial)	23-433^	15'	23-433^	15'	23-433	15'	23-433^	15'	23-433^	15'
Setbacks from Wide Streets	23-433	10'	23-433 / 33-431	10' (Residential), 15' (Commercial)	23-433^	10'	23-433^	10'	23-433	10'	23-433^	10'	23-433^	10'
LOT COVERAGE														
Interior/Through Lot	23-362	80%	23-362	80%	23-362	80%	23-362	80%	23-362	80%	23-362	80%	23-362	80%
Corner Lot	23-362	100%	23-362	100%	23-362	100%	23-362	100%	23-362	100%	23-362	100%	23-362	100%
DENSITY														
Maximum Number of Dwelling Units	23-52	680 sf/DU	23-52	680 sf/DU	23-52	680 sf/DU	23-52	680 sf/DU	23-52	680 sf/DU	23-52	680 sf/DU	23-52	680 sf/DU
Qualifying Senior Housing / Conversions	23-52	n/a	23-52	n/a	23-52	n/a	23-52	n/a	23-52	n/a	23-52	n/a	23-52	n/a
PARKING														
Residential	25-211	None (Inner Transit Zone)	25-211	None (Inner Transit Zone)	25-211	None (Inner Transit Zone)	25-211	None (Inner Transit Zone)	25-211	None (Inner Transit Zone)	25-211	None (Inner Transit Zone)	25-211	None (Inner Transit Zone)
Commercial	n/a	n/a	36-21	By Use	36-21	By Use	36-21	By Use	n/a	n/a	36-21	By Use	36-21	By Use
Qualifying Affordable Housing	25-211	None (Inner Transit Zone)	25-211	None (Inner Transit Zone)	25-211	None (Inner Transit Zone)	25-211	None (Inner Transit Zone)	25-211	None (Inner Transit Zone)	25-211	None (Inner Transit Zone)	25-211	None (Inner Transit Zone)
Qualifying Senior Housing	25-211	None (Inner Transit Zone)	25-211	None (Inner Transit Zone)	25-211	None (Inner Transit Zone)	25-211	None (Inner Transit Zone)	25-211	None (Inner Transit Zone)	25-211	None (Inner Transit Zone)	25-211	None (Inner Transit Zone)
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)	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)	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	25-811	1 per 10,000 sf	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)	n/a	n/a	36-711	By Use	36-711	By Use	36-711	By Use	n/a	n/a	36-711	By Use	36-711	By Use
LOADING														
Commercial	n/a	n/a	36-62	By Use	36-62	By Use	36-62	By Use	n/a	n/a	36-62	By Use	36-62	By Use

*Beyond 100' of a wide street

**Within 100' of a wide street

^When providing qualifying affordable housing or qualifying senior housing

^^Per ZR Section 33-40, commercial uses in R6A & R7A districts are subject to Height and Setback regulations in ZR Section 23-43