DEPARTMENT OF CITY PLANNING, CITY OF NEW YORK
TECHNICAL REVIEW DIVISION

TO: Land Use Participants

FROM: TRD

Date: December 20, 2024

RE: Effects of City of Yes for Housing Opportunity (CHO) on 102-51 Queens Boulevard Rezoning (C240250ZMQ)

Dear Land Use Participant,

The above project was certified into ULURP on October 15th, 2024. Subsequent to certification, the Department of City Planning's City of Yes for Housing Opportunity (CHO) zoning text amendment was adopted with modifications by the City Council, on December 5, 2024. This wide-ranging text amendment will help alleviate the city's acute housing crisis by facilitating a little more housing in every neighborhood. The text amendment accomplishes this through changes to the regulations for zoning districts across the city.

Therefore, the regulations underlying the zoning districts proposed in this project have changed since its certification. The information in the application materials for this project reflect regulations that were in effect at the time of certification, before CHO was adopted, that are no longer in effect. Further, a footnote in the project description of the application noted what changes could have resulted from adoption of the CHO proposal that was referred into public review on April 29, 2024. However, the footnote is no longer up to date due to modifications to CHO by the City Planning Commission and the City Council.

Now that CHO is in effect, the table below provides updated information you can use in your review of this project. The information below represents the regulations for these districts that will be in place should this project be approved.

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	Existing Zoning R7-1/C1-2		Proposed Zoning R7-1		Proposed Zoning R8X/C2-4 (MIH)	
	ZR Section	Required/Permitted	ZR Section	Required/Permitted	ZR Section	Required/Permitted
Uses						
Permitted Use Groups	32-10	I-IV, VI-X	22-10	I-IV	32-10	I-IV, VI-X
Maximum Floor Area Ratio (FAR)						
Residential	23-22	5.01[3]	23-22	5.01[3]	23-22	7.20[3]
Community Facility	33-121	4.80	24-11	4.80	33-121	6.00
Commercial	33-121	2.00	N/A	N/A	33-121	2.00
Manufacturing	N/A	N/A	N/A	N/A	N/A	N/A
Yards						
Minimum Front Yard	33-20/34-231	NA	23-322	NA	33-20/34-231	NA
Minimum Side Yard	33-25/34-232	none	23-334	5 feet (detached 1 or 2 family) none (other residences)	33-25/34-232	none
Minimum Rear Yard[4]	33-26/23-342	20 or 30 feet	23-342	20 or 30 feet	33-26/23-342	20 or 30 feet
Height and Setbacks						
Minimum Base Height	23-432	40'	23-432	40'	23-432	60'
Maximum Base Height	23-432	65'/ 75'[2]/ 85'[3]	23-432	65'/ 75'[2]/ 85'[3]	23-432	95'/ 105[3]
Maximum Building Height	23-432	75'/ 85'[2]/ 105'[3] / 115'[2,3] / 155[5]	23-432	75'/ 85'[2]/ 105'[3] / 115'[2,3] / 155[5]	23-432	155'/ 175[3]
Lot Coverage						
Interior Lot/Through Lot	23-361	80% / 50%-65%[5]	23-362	80% / 50%-65%[5]	23-362	80% / 50%-65%[5]
Corner Lot	23-361	100% / 50%-65%[5]	23-362	100% / 50%-65%[5]	23-362	100% / 50%-65%[5]
Parking						
Residential	25-222	25% of Dwelling Units[6]	25-222	25% of Dwelling Units[6]	25-222	12% of Dwelling Units[6]
Commerical	36-21	By Use	NA	NA	36-21	By Use
Loading	36-62	By Use	NA	NA	36-62	By Use

NA = Not applicable.

[2] within 100' of a wide street

[3]applicable to qualifying affordable housing or qualifying senior housing

[4] Required rear yards are the same for every residential district. Minimum lot depths are 20 or 30 feet depending on building type and height and lot width. For more detail see ZR 23-342.

[5] Values listed for #eligible sites# as defined in 23-434(a). Eligible sites are generally large or irregularly shaped, making typical bulk massing difficult.

[6]Outer Transit Zone: No parking required for #qualifying affordable# dwelling units.