Wetherole Street Rezoning, Queens

Zoning Comparison Table

	Existing Zoning R4B		Proposed Zoning R6A (MIH)	
	ZR Section #	**R4B**	**ZR Section #**	**R6A (MIH)**
USE GROUPS	22-10	1, 2, 3, 4	22-10	1, 2, 3, 4
Maximum FAR (Total)				
Residential	23-142	0.9	23-154*	3.6
Affordable Independent Residences for Seniors ("AIRS")	23-144	1.29	23-155	3.9
Community Facility	24-11	2	24-11	3
Commercial	n/a	n/a	n/a	n/a
Commercial and Community Facility	n/a	n/a	n/a	n/a
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	23-45	5'	n/a	n/a
Minimum Side Yard	23-461	8' (Detached), 4' (Semi-detached)	23-462	None or 8 feet
Minimum Rear Yard	23-47	30'	23-47	30'
HEIGHT AND SETBACKS				
Minimum Base Height	n/a	n/a	23-662	40'
Maximum Base Height	23-631(c)	n/a	23-664*	65'
Maximum Building Height	23-631(c)	24	23-664*	85'/8-Stories (w/QGF)
Maximum Height of Front Wall	23-631(c)	n/a	23-664*	65'
Sky Exposure Plane	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	n/a	n/a	23-662(c)	15'
Setbacks from Wide Streets	n/a	n/a	23-662(c)	10'
OPEN SPACE				
Minimum Open Space Ratio	23-142	45%	n/a	n/a
LOT COVERAGE				
Max. Interior Lot Coverage	23-142	55%	23-153	65%
Maximum Lot Coverage	23-142	55%	23-153	100%
DENSITY				
Maximum Dwelling Units	23-22	870 sf/DU	23-22	680 sf/DU
Minimum Size Dwelling Unit (AIRS)	23-23	325 sf/DU	23-23	325 sf/DU
PARKING				
Residential	25-23	100%	25-23	50%
Commercial	n/a	n/a	n/a	n/a
Income - Restricted Housing	12-10/25-251	None (Transit Zone)	12-10/25-251	None (Transit Zone)
AIRS	12-10/25-252	None (Transit Zone)	12-10/25-252	None (Transit Zone)
Government Assisted Parking	n/a	n/a	12-10/25-253	35%
LOADING				
Commercial	n/a	n/a	n/a	n/a
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf
Bicycle Parking (Commercial)	n/a	n/a	n/a	n/a

*When providing affordable housing pursuant to the Inclusionary Housing Program set forth in Section 23-90