217-14 24th Avenue, Queens

Zoning Comparison Table

8/14/2023

	R1-2 Existing Zoning		R6A Proposed Zoning (MIH)	
	ZR Section #	R1-2	ZR Section #	R6A
USE GROUPS				
Permitted Use Groups	22-10	1,3,4	22-10	1, 2, 3, 4
MAXIMUM FAR				
Residential	23-141	0.5	23-154*	3.6
Affordable Independent Residences for Seniors	23-144	n/a	23-155	3.9
Community Facility	24-11	1.0	24-11	3.0
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(a)	20'	n/a	n/a
Minimum Side Yard	23-461	20' (total), 8' (min), 20' (Corner)	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(a)	25'	23-664*	65'
Maximum Building Height	23-631(a)	Sky Exposure Plane	23-664*	85'/8-Stories (w/QGF)
Maximum Height of Front Wall	23-631(a)	25'	23-664*	65'
Sky Exposure Plane	23-631(a)	1 to 1	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/Maximum Lot Coverage	n/a	n/a	n/a	n/a
LOT COVERAGE				
Interior/Through Lot	n/a	n/a	23-153	65%
Corner Lot	n/a	n/a	23-153	100%
DENSITY				
Maximum Number of Dwelling Units	23-22	2,850 sf/DU	23-22	680 sf/DU
Affordable Independent Residences for Seniors	n/a	n/a	23-23	325 sf/DU
PARKING				
Residential	25-23	100%	25-23	50%
Commercial	12-10/25-31	n/a	n/a	n/a
Income-Restricted Housing Units	12-10/25-251	n/a	12-10/25-251	25%
Affordable Independent Residences for Seniors	12-10/25-252	n/a	12-10/25-252	10%
Government Assisted Dwelling Units	12-10/25-253	n/a	12-10/25-253	35%
LOADING				
Commercial	n/a	n/a	n/a	n/a
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	25-811	1 per 10,000 sf	25-80	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	n/a	n/a	n/a	n/a

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