80-01 Broadway, Queens

Zoning Comparison Table

	Existing/Proposed Zoning			
	Existing Zoning (R7A)		Proposed Zoning (R7A/C2-4)	
	ZR Section #	R7A	ZR Section #	R7A/C2-4
USE GROUPS	22-10	1, 2, 3, 4	22-10 / 32-10	1-9, 14
Residential	23-153 / 23-154*	4.00	23-153 / 23-154*	4.00
Affordable Independent Residences for Seniors	23-155	5.01	23-155	5.01
Community Facility	24-11	4.0	24-11 / 33-121	4.0
Commercial	n/a	n/a	33-121	2.0
Commercial and Community Facility	n/a	n/a	33-121	4.0
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	n/a	n/a	n/a	n/a
Minimum Side Yard	23-462	None or 8'	23-462 / 35-25	None or 8'
Minimum Rear Yard	23-47	30'	23-47 / 33-26	30', 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	23-662	40'	23-662	40'
Maximum Base Height	23-662 / 23-664	75' (w/ QGF)	23-662 / 23-664 / 33-431	75' (w/ QGF), 60' or 4 stories (Commercial)
Maximum Building Height	23-662 / 23-664*	85'/8 stories (w/ QGF)	23-662 / 23-664*	85'/8 stories(w/ QGF)
Maximum Height of Front Wall	23-662 / 23-664	75' (w/ QGF)	23-662 / 23-664 / 33-431	75' (w/ QGF), 60' or 4 stories (Commercial)
Sky Exposure Plane	n/a	n/a	33-431	2.7:1 (narrow), 5.6:1 (wide)
Setbacks from Narrow Streets	23-662	15'	23-662 / 33-431	15', 20' (Commercial)
Setbacks from Wide Streets	23-662	10'	23-662 / 33-431	10', 15' (Commercial)
OPEN SPACE				
Minimum Open Space Ratio/Maximum Lot Coverage	n/a	n/a	n/a	n/a
LOT COVERAGE				
Interior/Through Lot	23-153	65%	23-153	65%
Corner Lot	23-153	100%	23-153	100%
DENSITY				
Maximum Number of Dwelling Units	23-22	680 sf/DU	23-22	680 sf/DU
Affordable Independent Residences for Seniors	23-23	325 sf/DU	23-23	325 sf/DU
PARKING				
Residential	25-23	50%	25-23	50%
Commercial	n/a	n/a	36-21	By Use
Income-Restricted Housing Units	12-10/25-251	None (Transit Zone)	12-10/25-251	None (Transit Zone)
Affordable Independent Residences for Seniors	12-10/25-252	None (Transit Zone)	12-10/25-252	None (Transit Zone)
Government Assisted Dwelling Units	12-10/25-253	25%	12-10/25-253	25%
LOADING				
Commercial	n/a	n/a	36-62	By Use
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)
Bicycle Parking (Affordable Independent Residences for Seniors)	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf
Bicycle Parking (Commercial)	n/a	n/a	36-711	By Use

