141-05 109th Avenue, Queens

Zoning Comparison Table

	Existing/Proposed Zoning			
	Existing Zoning (R3A)		Proposed Zoning (R6B/C2-3) Under MIH Zoning	
	ZR Section #	R3A	ZR Section #	R6B/C2-3
USE GROUPS	22-10	1, 2, 3, 4	22-10, 32-10	1-9, 14
Maximum FAR (Total)				
Residential	23-142	0.5, 0.6*	23-154**	2.2
Affordable Independent Residences for Seniors ("AIRS")	n/a	n/a	23-155	2.2
Community Facility	24-11	1.0	24-11	2.0
Commercial	n/a	n/a	33-121	2.0
Commercial and Community Facility	n/a	n/a	33-121	2.0
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	23-45	10'	n/a	n/a
Minimum Side Yard	23-461	8'	23-462/35-51	None or 8 feet
Minimum Rear Yard	23-47	30'	23-47/33-26	30', 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	n/a	n/a	23-662	30'
Maximum Base Height	23-631(b)	21'	23-662/33-431	45' (w/ QGF), 60'/4-stories (Commercial)
Maximum Building Height	23-631(b)	35'	23-662	55'/5-Stories (w/ QGF)
Maximum Height of Front Wall	23-631(b)	21'	23-662/33-431	45' (w/ QGF), 60'/4-stories (Commercial)
Sky Exposure Plane	n/a	n/a	33-431	2.7:1 (narrow), 5.6:1 (wide) (Commercial)
Setbacks from Narrow Streets	n/a	n/a	23-662(c)/33-431	15' (Residential), 20' (Commercial)
Setbacks from Wide Streets	n/a	n/a	23-662(c)/33-431	10' (Residential), 15' (Commercial)
OPEN SPACE				
Minimum Open Space Ratio	23-142	n/a	n/a	n/a
LOT COVERAGE				
Max. Interior Lot Coverage	23-142	n/a	23-153	60%
Maximum Lot Coverage	23-142	n/a	23-153	100%
DENSITY				
Maximum Dwelling Units	23-22	710 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	12-10/25-31	n/a	36-21	By Use
Income - Restricted Housing	12-10/25-251	n/a	12-10/25-251	25%
AIRS	12-10/25-252	n/a	12-10/25-252	10%
Government Assisted Parking	12-10/25-253	n/a	12-10/25-253	35%
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 (AIRS)	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

*With attic allowance