50-02 Queens Boulevard, Queens

Zoning Comparison Table 8/25/23

	M1-1 Existing Zoning		R7A/C2-4 Proposed Zoning (MIH)		R7X/C2-4 Proposed Zoning (MIH)	
	ZR Section #	M1-1	ZR Section #	R7A/C2-4	ZR Section #	R7X/C2-4
USE GROUPS						
Permitted Use Groups	42-10	4-14, 16, 17	22-10 / 32-10	1-4, 6-9, 14	22-10 / 32-10	1-4, 6-9, 14
MAXIMUM FAR						
Residential	n/a	n/a	23-154*	4.6	23-154*	6.0
Affordable Independent Residences for Seniors	n/a	n/a	23-155	5.01	23-155	6.0
Community Facility	43-122	2.4	24-11	4.0	24-11	5.0
Commercial	43-12	1.0	33-121	2.0	33-121	2.0
Commercial and Community Facility	43-122	2.4	33-121	4.0	33-121	5.0
Manufacturing	43-12	1.0	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	n/a	n/a	n/a	n/a	n/a	n/a
Minimum Side Yard	43-25	None or 8'	23-462 / 33-25	None or 8 feet	23-462 / 33-25	None or 8 feet
Minimum Rear Yard	43-26	20'	23-47 / 33-26	30', 20' (Commercial)	23-47 / 33-26	30', 20' (Commercial)
HEIGHT AND SETBACKS						
Minimum Base Height	43-43	n/a	23-662	40'	23-662	60'
Maximum Base Height	43-43	30'/2-Stories	23-664*^	75'	23-664*^	105'
Maximum Building Height	43-43	Sky Exposure Plane	23-664*	95'/9-Stories (w/QGF)	23-664*	145'/14-Stories (w/QGF)
Maximum Height of Front Wall	43-43	30'/2-Stories	23-664*^	75'	23-664*^	105'
Sky Exposure Plane	43-43	1:1 (Narrow), 1:1 (Wide)	n/a^	n/a	n/a^	n/a
Setbacks from Narrow Streets	43-43	20'	23-662(c)^	15'	23-662(c)^	15'
Setbacks from Wide Streets	43-43	15'	23-662(c)^	10'	23-662(c)^	10'
OPEN SPACE						
Minimum Open Space Ratio/Maximum Lot Coverage	n/a	n/a	n/a	n/a	n/a	n/a
LOT COVERAGE						
Interior/Through Lot	n/a	n/a	23-153	65%	23-153	70%
Corner Lot	n/a	n/a	23-153	100%	23-153	100%
DENSITY						
Maximum Number of Dwelling Units	n/a	n/a	23-22	680 sf/DU	23-22	680 sf/DU
Affordable Independent Residences for Seniors	n/a	n/a	23-23	325 sf/DU	23-23	325 sf/DU
PARKING						
Residential	n/a	n/a	25-23	50%	25-23	50%
Commercial	44-20	By Use	36-21	By Use	36-21	By Use
Income-Restricted Housing Units	n/a	n/a	12-10/25-251	None (Transit Zone)	12-10/25-251	None (Transit Zone)
Affordable Independent Residences for Seniors	n/a	n/a	12-10/25-252	None (Transit Zone)	12-10/25-252	None (Transit Zone)
Government Assisted Dwelling Units	n/a	n/a	12-10/25-253	25%	12-10/25-253	25%
LOADING						
Commercial	44-52	By Use	36-62	By Use	36-62	By Use
Bicycle Parking (Residential)	44-52	By Use	25-80	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	n/a	n/a	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	44-60	By Use	36-711	By Use	36-711	By Use

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

^Per ZR Section 33-40, commercial uses in R7A & R7D districts are subject to Quality Housing regulations in ZR Section 23-60