2-28 Beach 87th Street, Queens

Zoning Comparison Table

4/15/2025

	R4-1 Existing Zoning		R7A Proposed Zoning (MIH)	
	ZR Section #	R4-1	ZR Section #	R7A (MIH)
USE GROUPS				
Permitted Use Groups	22-10	I-IV	22-10	I-IV
MAXIMUM FAR				
Residential	23-21	1.0, 1.5*	23-22	4.0
Qualifying Affordable / Senior Housing	23-21	1.0, 1.5*	23-22	5.01
Community Facility	24-11	2.0	24-11	4.0
Commercial	n/a	n/a	n/a	n/a
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	23-321	10'	23-322	None
Minimum Side Yard	23-331	Two of 5' Each (Detached), 5' (Semi-Detached & Zero Lot Line), None or 5' (Other Residences)	23-334	Two of 5' (Detached), None or 5' (All Other Residences)
Minimum Rear Yard	23-342	20' or 30' (Varies)	23-342	20' or 30' (Varies)
HEIGHT AND SETBACKS				
Minimum Base Height	n/a	n/a	23-432	40'
Maximum Base Height	23-421 / 23-424	25', 35'*	23-432	85'***
Maximum Building Height	23-421 / 23-424	35', 45'*	23-432	115'***
Sky Exposure Plane	23-421	Varies by Roof Type	n/a	n/a
Setbacks from Narrow Streets	23-423	15'	23-433	15'
Setbacks from Wide Streets	23-423	10'	23-433	10'
LOT COVERAGE				
Interior/Through Lot	23-361	60% (One- & Two-Family Homes), 80% (Multiple Dwellings)	23-362	80%
Corner Lot	23-361	80% (One- & Two-Family Homes), 100% (Multiple Dwellings)	23-362	100%
DENSITY				
Maximum Number of Dwelling Units	23-52	680 sf/DU	23-52	680 sf/DU
Qualifying Senior Housing / Conversions	23-52	n/a	23-52	n/a
PARKING				
Residential	25-241(b) / 25-232	100%, None**	25-241(b) / 25-232	50% or 30%****
Commercial	n/a	n/a	n/a	n/a
Qualifying Affordable Housing	25-241(b) / 25-222	None (Outer Transit Zone)	25-241(b) / 25-222	None (Outer Transit Zone)
Qualifying Senior Housing	25-241(b) / 25-222	None (Outer Transit Zone)	25-241(b) / 25-222	None (Outer Transit Zone)
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units (UG-2)	25-811	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	n/a	n/a	n/a	n/a
LOADING				
Commercial	n/a	n/a	n/a	n/a

*If a qualifying residential site

**Parking is waived for qualifying residential sites in R1 through R5 districts with 75 or fewer dwelling units

***When providing qualifying affordable housing or qualifying senior housing

****The parking requirement in R7A districts is reduced to 30% per standard dwelling unit for lots of 10,000 square feet or less