33-01 11th Street, Queens

Zoning Comparison Table

7/8/2025

	R5 Existing Zoning		M1-4/R7A (MX) Proposed Zoning (MIH)	
	ZR Section #	R5	ZR Section #	M1-4/R7A (MX)
USE GROUPS				
Permitted Use Groups	22-10	I-IV	22-10 / 42-10 / 123-20	I-IV, VI-X
MAXIMUM FAR				
Residential	23-21	1.5, 2.0*	123-622 / 23-22	4.0
Qualifying Affordable / Senior Housing	n/a	n/a	123-622 / 23-22	5.01
Community Facility	24-11	2.0	123-621 / 24-11	4.0
Commercial	n/a	n/a	123-623(a) / 43-12	2.0
Manufacturing	n/a	n/a	123-623(a) / 43-12	2.0
YARDS				
Minimum Front Yard	23-321	10'	123-631	n/a
Minimum Side Yard	23-331	Two of 5' Each (Detached), 5' (Semi-Detached & Zero Lot Line), None or 5' (Other Residences)	123-631 / 43-25 / 23-334	None or 5' (Residential), None or 8' (Commercial/Manufacturing)
Minimum Rear Yard	23-342	20' or 30' (Varies)	23-342 / 43-26	20' or 30' (Varies) (Residential), 20' (Commercial/Manufacturing)
HEIGHT AND SETBACKS				
Minimum Base Height	23-422	n/a	123-652(a) / 23-432	40'
Maximum Base Height	23-422(d) / 23-424	35', 45'*	123-652(a) / 23-432	85'**
Maximum Building Height	23-422(d) / 23-424	45', 55*	123-652(a) / 23-432	115'**
Sky Exposure Plane	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	23-423	15'	123-652(a) / 23-433	15'
Setbacks from Wide Streets	23-423	10'	123-652(a) / 23-433	10'
LOT COVERAGE				
Interior/Through Lot	23-361	60% (One- & Two-Family Homes), 80% (Multiple Dwellings)	123-632 / 23-362	80% (Residential), n/a (Mixed-Use)
Corner Lot	23-361	80% (One- & Two-Family Homes), 100% (Multiple Dwellings)	123-632 / 23-362	100% (Residential), n/a (Mixed-Use)
DENSITY				
Maximum Number of Dwelling Units	23-52	680 sf/DU	23-52	680 sf/DU
Qualifying Senior Hosing / Conversions	23-52	None	23-52	n/a
PARKING				
Residential	25-211	None (Inner Transit Zone)	123-72 / 25-211	None (Inner Transit Zone)
Commercial	n/a	n/a	123-71 / 44-21	By Use
Qualifying Affordable Housing	25-212	None (Inner Transit Zone)	123-72 / 25-212	None (Inner Transit Zone)
Qualifying Senior Housing	25-212	None (Inner Transit Zone)	123-72 / 25-212	None (Inner Transit Zone)
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units (UG-II)	123-72 / 25-811	1 per 2 dwelling units (UG-II)
Bicycle Parking (AIRS)	25-811	1 per 10,000 sf	123-72 / 25-811	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	n/a	n/a	123-71 / 44-60 / 36-711	By Use
LOADING				
Commercial	n/a	n/a	123-71 / 44-52	By Use

*If a qualifying residential site

**When providing qualifying affordable housing or qualifying senior housing