45-20 83rd Street, Queens

Zoning Comparison Table

	Existing/Proposed Zoning					
	Existing Zoning (M1-1)		Proposed Zoning (R7A) (MIH)		Proposed Zoning (R7A/C2-3) (MIH)	
	ZR Section #	M1-1	ZR Section #	R7A (MIH)	ZR Section #	R7A/C2-3 (MIH)
USE GROUPS	42-10	4-14, 16, 17	22-10	1, 2, 3, 4	22-10, 32-10	1-9, 14
Maximum FAR (Total)						
Residential	n/a	n/a	23-154*	4.6	23-154*	4.6
Affordable Independent Residences for Seniors ("AIRS")	n/a	n/a	23-155	5.01	23-155	5.01
Community Facility	43-122	2.4	24-11	4.0	24-11/33-121	4.0
Commercial	43-12	1	n/a	n/a	33-121	2.0
Commercial and Community Facility	43-122	2.4	n/a	n/a	33-121	4.0
Manufacturing	43-12	1	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	None or 8'	23-462/35-52	8' or None (Commercial)
Minimum Rear Yard	43-26	20'	23-47	30'	23-47/33-26	30', 20' (Commercial)
HEIGHT AND SETBACKS						
Minimum Base Height	43-43	n/a	23-662	40'	23-662	40'
Maximum Base Height	43-43	30'/2-Stories	23-664*	75'	23-664*/33-431	75', 60'/4-stories (Commercial)
Maximum Building Height	43-43	Sky Exposure Plane	23-664*	95'/9-Stories (w/ QGF)	23-664*	95'/9-Stories (w/ QGF)
Maximum Height of Front Wall	43-43	30'/2-Stories	23-664*	75'	23-664*/33-431	75', 60'/4-stories (Commercial)
Sky Exposure Plane	43-43	1:1 (Narrow), 1:1 (Wide)	n/a	n/a	33-431	2.7:1 (narrow), 5.6:1 (wide)
Setbacks from Narrow Streets	43-43	20'	23-662	15'	23-662/33-431	15', 20' (Commercial)
Setbacks from Wide Streets	43-43	15'	23-662	10'	23-662/33-431	10', 15' (Commercial)
OPEN SPACE						
Minimum Open Space Ratio	n/a	n/a	n/a	n/a	n/a	n/a
LOT COVERAGE						
Max. Interior Lot Coverage	n/a	n/a	23-153	65%	23-153	65%
Maximum Lot Coverage	n/a	n/a	23-153	100%	23-153	100%
DENSITY						
Maximum Dwelling Units	n/a	n/a	23-22	680 sf/DU	23-22	680 sf/DU
Minimum Size Dwelling Unit (AIRS)	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	n/a	n/a	36-21	By Use
Income - Restricted Housing	n/a	n/a	12-10/25-251	None (Transit Zone)	12-10/25-251	None (Transit Zone)
AIRS	n/a	n/a	12-10/25-252	None (Transit Zone)	12-10/25-252	None (Transit Zone)
Government Assisted Parking	n/a	n/a	12-10/25-253	25%	12-10/25-253	25%
LOADING						
Commercial	44-52	By Use	n/a	n/a	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	n/a	n/a	36-711	By Use

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