42-01 28th Avenue, Queens

Zoning Comparison Table

	Permitted/Required							
	Existing Zoning (R5)		Existing Zoning (R5/C1-2)		Proposed Zoning R6A (Under MIH Zoning)		Proposed Zoning R6A/C1-2 (Under MIH Zoning)	
	ZR Section #	R5	ZR Section #	R5/C1-2	ZR Section #	R6A	ZR Section #	R6A/C1-2
USE GROUPS	22-10	1, 2, 3, 4	22-10/32-10	1, 2, 3, 4, 5, 6	22-10/32-10	1, 2, 3, 4, 5, 6	22-10/32-10	1, 2, 3, 4, 5, 6
Residential	23-142	1.25	23-142	1.25	23-154*	3.60	23-154*	3.60
Affordable Independent Residences for Seniors ("AIRS"	23-144	1.95	23-144	1.95	23-155	3.9	23-155	3.9
Community Facility	24-11	2.00	33-121	2.00	24-11	3.00	33-121	3.00
Commercial	n/a	n/a	33-121	1.00	n/a	n/a	33-121	2.00
Commercial and Community Facility	n/a	n/a	33-121	2.00	n/a	n/a	33-121	3.00
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
YARDS								
Minimum Front Yard	23-45a	10' or 18' (with garage)	23-45a/33-25	10' or 18' (with garage) / n/a (Commercial	n/a	n/a	n/a	n/a
Minimum Side Yard	23-461b	8' (1) or 13' (2)	23-461b/33-25	8' (1) or 13' (2) / 0 or 8' (Commecial)	23-462	None or 8 feet	23-462/35-52	None or 8 feet
Minimum Rear Yard	23-47	30'	23-47/33-26	30', 20' (Commercial)	23-47	30'	23-47/33-26	30', 20' (Commercial)
HEIGHT AND SETBACKS								
Minimum Base Height	n/a	n/a	n/a	n/a	23-662	40'	35-22/36-65/35-652/23-662	40'
Maximum Base Height	23-631d	30'	23-631d/33-431	30' / 2-Stories (Commercial)	23-664*	65'	35-22/36-65/35-652/23-664*	65'
Maximum Building Height	23-631d	40'	23-631d/33-431	40' / Sky Exposure Plane (Commercial)	23-664*	85'/8-Stories	35-22/36-65/35-652/23-664*	85'/8-Stories
Maximum Height of Front Wall	23-631d	30'	23-631d/33-431	30' / 2-Stories (Commercial)	23-664*	65'	35-22/36-65/35-652/23-664*	65'
Sky Exposure Plane	n/a	n/a	33-431	1 to 1	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	23-631d	15'	23-631d/33-431	15'	23-662	15'	35-22/36-65/35-652/23-662	15'
Setbacks from Wide Streets	23-631d	15'	23-631d/33-431	15' / 20' (Commecial)	23-662	10'	35-22/36-65/35-652/23-662	10'
OPEN SPACE								
Minimum Open Space Ratio/Maximum Lot Coverage	23-142	45% / 55%	23-142	45% / 55%	n/a	n/a	n/a	n/a
LOT COVERAGE								
Interior/Through Lot	23-142	55%	24-11/33-25/33-26	55% / See Yards (Commercial)	23-153	65%	23-153/35-22	65%
Corner Lot	24-11	60% (Corner)	24-11/33-25/33-26	60% (Corner) / See Yards (Commercial)	23-153	100%	23-153/35-22	100%
DENSITY								
Maximum Number of Dwelling Units	23-22	760 or 900 (built up areas)	23-22	760 or 900 (built up areas)	23-22	680 sf/DU	23-22/35-22	680 sf/DU
PARKING								
Residential	25-23	85%	25-23	85%	25-23	50%	25-23	50%
Commercial	n/a	n/a	36-21	By Use	n/a	n/a	36-21	By Use
Income-Restricted Housing Units	12-10/25-251	None (Transit Zone)	12-10/25-251/36-33	None (Transit Zone)	12-10/25-251	None (Transit Zone)	12-10/25-251/36-33	None (Transit Zone)
AIRS	12-10/25-252	None (Transit Zone)	12-10/25-252/36-33	None (Transit Zone)	12-10/25-252	None (Transit Zone)	12-10/25-252/36-33	None (Transit Zone)
Government Assisted Dwelling Units	12-10/25-253	70%	12-10/25-253/36-33	70%	12-10/25-253	35%	12-10/25-253/36-33	35%
LOADING								
Commercial	n/a	n/a	36-62	By Use	n/a	n/a	36-62	By Use
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units (UG-2	25-80/36-10	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2	25-80/36-10	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	25-80	1 per 10,000 sf	25-80/36-10	1 per 10,000 sf	25-80	1 per 10,000 sf	25-80/36-10	1 per 10,000 sf
Bicycle Parking (Commercial)	n/a	n/a	36-711	By Use	n/a	n/a	36-711	By Use

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