163-01 Cross Bay Boulevard Rezoning, Queens

6/27/2023

Land Use, Conformance and Compliance Table

Zoning Map Amendment

Existing Conditions								Proposed Conditions				
Block	Lot	Zoning District	Existing Land Use	Conformance	Permitted FAR	Built FAR	Compliance	Zoning District	Proposed Land Use	Conformance	Permitted FAR***	Compliance
Applicant's Properties												
14066	1	R2	Parking	No	0.5	0.0	Yes	R6B/C2-2	Mixed Use (Residential & Commercial)	Yes	2.2 (res.) / 2.0 (comm.)	Yes
14066	3	R2	Parking	No	0.5	0.0	Yes	R6B/C2-2	Mixed Use (Residential & Commercial)	Yes	2.2 (res.) / 2.0 (comm.)	Yes
14066	4	R2	Parking	No	0.5	0.0	Yes	R6B/C2-2	Mixed Use (Residential & Commercial)	Yes	2.2 (res.) / 2.0 (comm.)	Yes
14066	32	R2	Parking	No	0.5	0.0	Yes	R6B/C2-2	Mixed Use (Residential & Commercial)	Yes	2.2 (res.) / 2.0 (comm.)	Yes
14066	41	R2	Parking	No	0.5	0.0	Yes	R6B/C2-2	Mixed Use (Residential & Commercial)	Yes	2.2 (res.) / 2.0 (comm.)	Yes
14066	45	R2	Parking	No	0.5	0.0	Yes	R6B/C2-2	Mixed Use (Residential & Commercial)	Yes	2.2 (res.) / 2.0 (comm.)	Yes
14066	47	R2	Parking	No	0.5	0.0	Yes	R6B/C2-2	Mixed Use (Residential & Commercial)	Yes	2.2 (res.) / 2.0 (comm.)	Yes
14066	49	R2	Parking	No	0.5	0.0	Yes	R6B/C2-2	Mixed Use (Residential & Commercial)	Yes	2.2 (res.) / 2.0 (comm.)	Yes

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Block	**Lot**	**Zoning District**	**Existing Land Use**	**Conformance**	**Permitted FAR**	**Built FAR**	**Compliance**	**Zoning District**	**Proposed Land Use**	**Conformance**	**Permitted FAR*** **	**Compliance**
14201	63	R3-1/C2-2	Vacant	Yes	0.6 (res.) / 1.0 (comm.)	0.0	Yes	R6B/C2-5	Mixed Use (Residential & Commercial)	Yes	2.2 (res.) / 2.0 (comm.)	Yes
Other Properties												
14066	5	R3-1/C2-2	Commercial	Yes	0.6 (res.) / 1.0 (comm.)	0.2	Yes	R6B/C2-2	Commercial	Yes	2.2 (res.) / 2.0 (comm.)	Yes
14066	13	R3-1/C2-2	Commercial	Yes	0.6 (res.) / 1.0 (comm.)	0.87	Yes	R6B/C2-2	Commercial	Yes	2.2 (res.) / 2.0 (comm.)	Yes
14066	23	R3-1/C2-2	Commercial	Yes	0.6 (res.) / 1.0 (comm.)	0.93	Yes	R6B/C2-2	Commercial	Yes	2.2 (res.) / 2.0 (comm.)	Yes
14195	13	R3-1/C2-2	Commercial	Yes	0.6 (res.) / 1.0 (comm.)	2.65	No	R6B/C2-5	Commercial	Yes	2.2 (res.) / 2.0 (comm.)	No
Total # of Lots*	**13**		**% of Conformance****	**38%**		**% Compliant**	**92%**		**% of Conformance****	**100%**	**% Compliant**	**92%**

**All Properties including development sites*

***Calculate vacant lots as in conformance and compliance*

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