79-18 164th Street, Queens

Zoning Comparison Table

	Permitted/Required					
	Existing Zoning (R4/C1-3)		Existing Zoning (R5D/C1-3)		Proposed Zoning (R4/C2-3)	
	ZR Section #	R4/C1-3	ZR Section #	R5D/C1-3	ZR Section #	R4/C2-3
USE GROUPS	22-10/32-10	1, 2, 3, 4, 6	22-10/32-10	1, 2, 3, 4, 6	22-10/32-10	1, 2, 3, 4, 5, 6, 7, 8, 9 & 14
FAR						
Residential FAR	23-142/23-142(a)	0.75 / 0.9***	23-142	2	23-142/23-142(a)	0.75 / 0.9*
Affordable Independent Residences for Seniors FAR	23-144	1.29	23-144	1.95	23-144	1.29
Community Facility FAR	33-121	2	33-121	2	33-121	2
Commercial FAR	33-121	1	33-121	1	33-121	1
Commercial and Community Facility FAR	33-121	2	33-121	2	33-121	2
YARDS						
Minimum Front Yard	23-45/35-51	10' / 18 feet'**	23-45/35-51	5'	23-45/35-51	10' / 18 feet'**
Minimum Side Yard	23-461(a)/35-52	13' (Total), 5' (Min.) / 0 or 8 feet (Commercial)	23-461(a)/23-461(b)/35-52	8' (Detached), 4' (Semi-detached) / 0 or 8 feet (Commercial)	23-461(a)/35-52	13' (Total), 5' (Min.) / 0 or 8 feet (Commercial)
Minimum Rear Yard	23-47/33-26	30' / 20' (Commercial)	23-47/33-26	30' / 20' (Commercial)	23-47/33-26	30' / 20' (Commercial)
HEIGHT AND SETBACKS						
Minimum Base Height	n/a	n/a	n/a	n/a	n/a	n/a
Maximum Base Height	23-631(b)/33-431	25' / 30'/2-stories (Commercial)	23-631(f)/33-431	45'* / 30'/2-stories (Commercial)	23-631(b)/33-431	25' / 30'/2-stories (Commercial)
Maximum Building Height	23-631(b)/33-431	35' / Sky exposure plane (Commerical)	23-631(f)/33-431	45'/4-stories* / Sky exposure plane (Commerical)	23-631(b)/33-431	35' / Sky exposure plane (Commerical)
Maximum Height of Front Wall	23-631(b)/33-431	25' / 30'/2-stories (Commercial)	23-631(f)/33-431	45'*	23-631(b)/33-431	25' / 30'/2-stories (Commercial)
Sky Exposure Plane	33-431	1:1 (Commercial)	33-431	1:1 (Commercial)	33-431	1:1 (Commercial)
Setbacks from Narrow Streets	33-431	20 feet (Commercial)	33-431	20 feet (Commercial)	33-431	20 feet (Commercial)
Setbacks from Wide Streets	33-431	15 feet (Commercial)	33-431	15 feet (Commercial)	33-431	15 feet (Commercial)
OPEN SPACE						
Minimum Open Space Ratio/Maximum Lot Coverage	23-142	55%	23-142	20% / 80% (Corner)	23-142	55%
LOT COVERAGE						
Interior/Through Lot	23-142/35-22	45% / 100% (Commercial)	23-142/35-22	60% / 100% (Commercial)	23-142/35-22	45% / 100% (Commercial)
Corner Lot	23-142/35-22	45% / 100% (Commercial)	23-142/35-22	80% / 100% (Commercial)	23-142/35-22	45% / 100% (Commercial)
DENSITY						
Maximum Number of Dwelling Units	23-22	870 sf/DU	23-22	760 sf/DU	23-22	870 sf/DU
PARKING						
Residential	25-23	100%	25-23	66%	25-23	100%
Commercial	36-21	By Use	36-21	By Use	36-21	By Use
Income-Restricted Housing Units	12-10/25-251	50%	12-10/25-251	35%	12-10/25-251	50%
Affordable Independent Residences for Seniors	12-10/25-252	10%	12-10/25-252	10%	12-10/25-252	10%
Government Assisted Dwelling Units	12-10/25-253	80%	12-10/25-253	55%	12-10/25-253	80%
LOADING						
Commercial	36-62	By Use	36-62	By Use	36-62	By Use
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)
Bicycle Parking (Affordable Independent Residences for Seniors)	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf
Bicycle Parking (Commercial)	n/a	n/a	n/a	n/a	n/a	n/a

*With QGF

**If the depth of a front yard exceeds 10 feet, the depth of the front yard shall be at least 18 feet.

***With attic allowance