10-25 150th Street, Queens

Zoning Comparison Table

5/15/2024

	R2A Existing Zoning		R2A/C2-2 Proposed Zoning	
	ZR Section #	R2A	ZR Section #	R2A/C2-2
USE GROUPS				
Permitted Use Groups	22-10	1,3,4	22-10 / 32-10	1,3-4, 6-9, 14
MAXIMUM FAR				
Residential	23-142	0.5	23-142	0.5
Affordable Independent Residences for Seniors	n/a	n/a	n/a	n/a
Community Facility	24-11	1.0	24-11	1.0
Commercial	n/a	n/a	33-121	1.0
Commercial and Community Facility	n/a	n/a	33-121	1.0
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	23-45a	15'	23-45a	15'
Minimum Side Yard	23-461	13' (Total), 5' (Min.)	23-461 / 33-25	13' (Total), 5' (Min.), 8' or None (Commercial)
Minimum Rear Yard	23-47	30'	23-47 / 33-26	30', 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	n/a	n/a	n/a	n/a
Maximum Base Height	23-631(b)	21'	23-631(b) / 33-431	21', 30' or 2 stories (Commercial)
Maximum Building Height	23-631(b)	35'	23-631(b)	35'
Maximum Height of Front Wall	23-631(b)	21'	23-631(b) / 33-431	21', 30' or 2 stories (Commercial)
Sky Exposure Plane	n/a	n/a	33-431	1:1
Setbacks from Narrow Streets	n/a	n/a	33-431	20'
Setbacks from Wide Streets	n/a	n/a	33-431	15'
OPEN SPACE				
Minimum Open Space Ratio/Maximum Lot Coverage	23-142	70%/30%	23-142	70%/30%
LOT COVERAGE				
Interior/Through Lot	23-142	30%	23-142	30%
Corner Lot	n/a	n/a	n/a	n/a
DENSITY				
Maximum Number of Dwelling Units	23-22	1900 sf/DU	23-22	1900 sf/DU
Affordable Independent Residences for Seniors	n/a	n/a	n/a	n/a
PARKING				
Residential	25-23	100%	25-23	100%
Commercial	12-10/25-31	n/a	36-21	By Use
Income-Restricted Housing Units	12-10/25-251	n/a	12-10/25-251	n/a
Affordable Independent Residences for Seniors	12-10/25-252	n/a	12-10/25-252	n/a
Government Assisted Dwelling Units	12-10/25-253	n/a	12-10/25-253	n/a
LOADING				
Commercial	n/a	n/a	36-62	By Use
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	25-811	1 per 10,000 sf	25-80	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	n/a	n/a	36-711	By Use