158-06 Northern Boulevard, Queens

Zoning Comparison Table

7/8/2025

	R2 Existing Zoning		R5B/C1-2 Existing Zoning		R7A Proposed Zoning (MIH)		R7A/C2-4 Proposed Zoning (MIH)	
	ZR Section #	R2	ZR Section #	R5B/C1-2	ZR Section #	R7A (MIH)	ZR Section #	R7A/C2-4 (MIH)
USE GROUPS								
Permitted Use Groups	22-10	I-IV	22-10 / 32-10	I-IV, VI-X	22-10	I-IV	22-10 / 32-10	I-IV, VI-X
MAXIMUM FAR								
Residential	23-21	0.75, 1.0*	23-21	1.5, 2.0*	23-22	4.0	23-22 / 35-22	4.0
Qualifying Affordable / Senior Housing	n/a	n/a	23-21	1.5, 2.0*	23-22	5.01	23-22	5.01
Community Facility	24-11	1.0	33-121 / 24-11	2.0	24-11	4.0	33-121 / 24-11 / 35-10	4.0
Commercial	n/a	n/a	33-121	2.0	n/a	n/a	33-121 / 35-10	2.0
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
YARDS								
Minimum Front Yard	23-321	15'	23-321 / 35-51	5' (Residential), None (Commercial)	23-322	None	35-51	n/a
Minimum Side Yard	23-332 / 23-333	Two of 5' Each, None or 5'*	23-331 / 33-25 / 35-52	Two of 5' each (Detached), 5' (Semi-Detached or Zero-Lot Line), None or 5' (Other Residences) (Residential), None or 8' (Commercial)	23-334	Two of 5' (Detached), None or 5' (All Other Residences)	34-232 / 33-25 / 35-52	None or 5' (Residential), None or 8' (Commercial)
Minimum Rear Yard	23-342	20' or 30' (Varies)	23-342 / 33-26 / 35-53	20' or 30' (Varies) (Residential), 20' (Commercial)	23-342	20' or 30' (Varies)	23-342 / 33-26 / 35-53	20' or 30' (Varies) (Residential), 20' (Commercial)
HEIGHT AND SETBACKS								
Minimum Base Height	n/a	n/a	n/a	n/a	23-432	40'	23-432^	40'
Maximum Base Height	23-421 / 23-424	25' (pitched-roof), 35'*	23-422(c) / 23-424 / 33-431	35', 45'* (Residential), 30' or 2-Stories (Commercial)	23-432	85'***	23-432^	85'***
Maximum Building Height	23-421 / 23-424	35'	23-422(c) / 23-424 / 33-431	35', 55'* (Residential), Sky Exposure Plane (Commercial)	23-432	115'***	23-432^	115'***
Sky Exposure Plane	23-421	By Roof Type	33-431	1 to 1	n/a	n/a	n/a^	n/a
Setbacks from Narrow Streets	n/a	n/a	23-423 / 33-431	15' (Residential), 20' (Commercial)	23-433	15'	23-433^	15'
Setbacks from Wide Streets	n/a	n/a	23-423 / 33-431	10' (Residential), 15' (Commercial)	23-433	10'	23-433^	10'
LOT COVERAGE								
Interior/Through Lot	23-361	40% (One- & Two-Family Homes), 80% (Multiple Dwellings)	23-361	60% (One- & Two-Family Homes), 80% (Multiple Dwellings)	23-362	80%	23-362	80%
Corner Lot	23-361	80% (One- & Two-Family Homes), 100% (Multiple Dwellings)	23-361	80% (One- & Two-Family Homes), 100% (Multiple Dwellings)	23-362	100%	23-362	100%
DENSITY								
Maximum Number of Dwelling Units	23-52	680 sf/DU	23-52	680 sf/DU	23-52	680 sf/DU	23-52	680 sf/DU
Qualifying Senior Housing / Conversions	23-52	n/a	23-52	None	23-52	None	23-52	n/a
PARKING								
Residential	25-222	100%**	25-222	25%**	25-222	15%	25-222	15%
Commercial	n/a	n/a	36-21	By Use	n/a	n/a	36-21	By Use
Qualifying Affordable Housing	25-222	None (Outer Transit Zone)	25-222	None (Outer Transit Zone)	25-222	None (Outer Transit Zone)	25-222	None (Outer Transit Zone)
Qualifying Senior Housing	25-222	None (Outer Transit Zone)	25-222	None (Outer Transit Zone)	25-222	None (Outer Transit Zone)	25-222	None (Outer Transit Zone)
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units (UG-2)	25-811	1 per 2 dwelling units (UG-2)	25-811	1 per 2 dwelling units	25-811	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf
Bicycle Parking (Commercial)	n/a	n/a	36-711	By Use	n/a	n/a	36-711	By Use
LOADING								
Commercial	n/a	n/a	36-62	By Use	n/a	n/a	36-62	By Use

*If a qualifying residential site

**For qualifying residential sites in R2 & R5B districts, accessory off-street parking spaces can be waived when there are 75 or fewer dwelling units

***When providing qualifying affordable housing or qualifying senior housing

^Per ZR Section 33-40, commercial uses in R7A districts are subject to Height and Setback regulations in ZR Section 23-43