247-56 90th Avenue, Queens

Zoning Comparison Table

7/10/25

	R4-1 Existing Zoning		R4 Proposed Zoning	
	ZR Section #	**R4-1**	**ZR Section #**	**R4**
USE GROUPS				
Permitted Use Groups	22-10	I-IV	22-10	I-IV
MAXIMUM FAR				
Residential	23-21	1.0	23-21	1.0
Community Facility	24-11	2.0	24-11	2.0
Commercial	n/a	n/a	n/a	n/a
Commercial and Community Facility	n/a	n/a	n/a	n/a
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	23-321	10'	23-321	10'
Minimum Side Yard	23-331	Two of 5' (Detached), 5' (Semi-Detached & Zero Lot Line), None or 5' (Other Residences)	23-331	Two of 5' (Detached), 5' (Semi-Detached & Zero Lot Line), None or 5' (Other Residences)
Minimum Rear Yard	23-342	30'*, 20' (At or Below 75') / 30' (Above 75')**	23-342	30'*, 20' (At or Below 75') / 30' (Above 75')**
HEIGHT AND SETBACKS				
Minimum Base Height	n/a	n/a	n/a	n/a
Maximum Base Height	23-421	25'	23-421	25'
Maximum Building Height	23-421	35'	23-421 / 23-422	35'
Sky Exposure Plane	23-421	Varies by Roof Type	23-421	Varies by Roof Type
Setbacks from Narrow Streets	n/a	n/a	23-423	15' (Flat-Roof)
Setbacks from Wide Streets	n/a	n/a	23-423	10' (Flat-Roof)
LOT COVERAGE				
Interior/Through Lot	23-361	60% (One- & Two-Family Homes), 80% (Multiple Dwellings)	23-361	60% (One- & Two-Family Homes), 80% (Multiple Dwellings)
Corner Lot	23-361	80% (One- & Two-Family Homes), 100% (Multiple Dwellings)	23-361	80% (One- & Two-Family Homes), 100% (Multiple Dwellings)
DENSITY				
Maximum Number of Dwelling Units	23-52	680 sf/DU, None***	23-52	680 sf/DU, None***
PARKING				
Residential	25-222	50%	25-222	35%
Commercial	n/a	n/a	n/a	n/a
Qualifying Affordable Housing	25-222	0%	25-222	0%
Qualifying Senior Housing	25-222	0%	25-222	0%
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units (UG-2)	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
Bicycle Parking (Commercial)	n/a	n/a	n/a	n/a
LOADING				
Commercial	n/a	n/a	n/a	n/a

*If lot is less than 40' wide

**If lot is equal to or greater than 40' wide

***There is no dwelling unit factor for developments or enlargements in special density areas, qualifying senior housing, or conversions