33-01 11th Street, Queens

Zoning Comparison Table

8/18/2023

	R5 Existing Zoning		M1-4/R7A (MX) Proposed Zoning (MIH)	
	ZR Section #	R5	ZR Section #	M1-4/R7A (MX)
USE GROUPS				
Permitted Use Groups	22-10	1, 2, 3, 4	22-10 / 42-10 / 123-20	1-4, 6-14, 16, 17
MAXIMUM FAR				
Residential	23-142	1.25	23-154** / 123-63	4.6
Affordable Independent Residences for Seniors	23-144	1.95	23-155	5.01
Community Facility	24-11	2.0	24-10 / 123-62	4.0
Commercial	n/a	n/a	43-12 / 123-64	2.0
Commercial and Community Facility	n/a	n/a	24-10 / 123-62	4.0
Manufacturing	n/a	n/a	43-12 / 123-64	2.0
YARDS				
Minimum Front Yard	23-45	10' / 18 feet'*	123-651	None
Minimum Side Yard	23-461	13' (Total), 5' (Min.) (detached), 8' (semi-detached)	23-462 / 43-25 / 123-652	None or 8'
Minimum Rear Yard	23-47	30'	23-47 / 43-26	30' (Residential), 20' (Commercial & Manufacturing)
HEIGHT AND SETBACKS				
Minimum Base Height	n/a	n/a	23-662	40'
Maximum Base Height	23-631(d)	30'	23-664** / 43-43 / 123-662	75', 4 stories or 60' (Commercial & Manufacturing)
Maximum Building Height	23-631(d)	40'	23-664** / 123-662	95'/9 stories (w/ QGF)
Maximum Height of Front Wall	23-631(d)	30'	23-664** / 43-43 / 123-662	75', 4 stories or 60' (Commercial & Manufacturing)
Sky Exposure Plane	n/a	n/a	43-43	2.7:1 narrow / 5.6:1 wide
Setbacks from Narrow Streets	23-631(d)	15'	23-662 / 43-43	15', 20' (Commercial & Manufacturing)
Setbacks from Wide Streets	23-631(d)	15'	23-662 / 43-43	10', 15' (Commercial & Manufacturing)
OPEN SPACE				
Minimum Open Space Ratio/Maximum Lot Coverage	23-142	45%	123-64(b)	None
LOT COVERAGE				
Interior/Through Lot	23-142	55%	23-153 / 123-63	65%
Corner Lot	23-142	55%	23-153 / 123-63	100%
DENSITY				
Maximum Number of Dwelling Units	23-22	760 sf/DU	23-22	680 sf/DU
Affordable Independent Residences for Seniors	23-23	325 sf/DU	23-23	325 sf/DU
PARKING				
Residential	25-23	85%	25-23 / 123-72	50%
Commercial	n/a	n/a	44-20 / 123-71	By Use
Income-Restricted Housing Units	12-10 / 25-251 / 123-72	None (Transit Zone)	12-10 / 25-251 / 123-72	None (Transit Zone)
Affordable Independent Residences for Seniors	12-10 / 25-252 / 123-72	None (Transit Zone)	12-10 / 25-252 / 123-72	None (Transit Zone)
Government Assisted Dwelling Units	12-10 / 25-253	70%	12-10 / 25-253 / 123-72	25%
LOADING				
Commercial	n/a	n/a	36-62	By Use
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/Manufacturing)	n/a	n/a	36-711	By Use

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

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