63-02 Fresh Pond Road, Queens

Zoning Comparison Table

9/15/25

	R5B Existing Zoning		R5B/C1-4 Existing Zoning		R6A/C2-4 Proposed Zoning (MIH)	
	ZR Section #	R5B	ZR Section #	R5B/C1-4	ZR Section #	R6A/C2-4 (MIH)
USE GROUPS						
Permitted Use Groups	22-10	I-IV	22-10 / 32-10	I-IV, VI-X	22-10 / 32-10	I-IV, VI-X
MAXIMUM FAR						
Residential	23-21	1.5, 2.0*	23-21	1.5, 2.0*	23-22	3.0
Qualifying Affordable / Senior Housing	23-21	1.5, 2.0*	23-21	1.5, 2.0*	23-22	3.9
Community Facility	24-11	2.0	33-121 / 24-11	2.0	33-121 / 24-11	3.0
Commercial	n/a	n/a	33-121	2.0	33-121	2.0
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	23-321	5'	23-321	5'	n/a	n/a
Minimum Side Yard	23-332	Two of 5' Each (Detached), 5' (Semi-Detached or Zero-Lot Line), None or 5' (Other Residences)	23-332 / 33-25	Two of 5' each (Detached), 5' (Semi-Detached or Zero-Lot Line), None or 5' (Other Residences) (Residential), None or 8' (Commercial)	34-232 / 33-25	None or 5' (Residential), None or 8' (Commercial)
Minimum Rear Yard	23-342	20' or 30' (Varies)	23-342 / 33-26	20' or 30' (Varies) (Residential), 20' (Commercial)	23-342 / 33-26	20' or 30' (Varies) (Residential), 20' (Commercial)
HEIGHT AND SETBACKS						
Minimum Base Height	n/a	n/a	n/a	n/a	23-432^	40'
Maximum Base Height	23-424	45'*	23-424 / 33-431	45'* (Residential), 30' or 2-Stories (Commercial)	23-432^	65'
Maximum Building Height	23-422(c) / 23-424	35', 55'*	23-422(c) / 23-424 / 33-431	35', 55'* (Residential), Sky Exposure Plane (Commercial)	23-432^	95'***
Sky Exposure Plane	n/a	n/a	33-431	1 to 1	n/a^	n/a
Setbacks from Narrow Streets	23-423	15'	23-423 / 33-431	15' (Residential), 20' (Commercial)	23-433^	15'
Setbacks from Wide Streets	23-423	10'	23-423 / 33-431	10' (Residential), 15' (Commercial)	23-433^	10'
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)	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%
DENSITY						
Maximum Number of Dwelling Units	23-52	680 sf/DU	23-52	680 sf/DU	23-52	680 sf/DU
Qualifying Senior Housing / Conversions	23-52	None	23-52	None	23-52	n/a
PARKING						
Residential	25-222	25%**	25-222	25%**	25-222	25%
Commercial	n/a	n/a	36-21	By Use	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)
Qualifying Senior Housing	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 (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
Bicycle Parking (Commercial/Manufacturing)	n/a	n/a	36-711	By Use	36-711	By Use
LOADING						
Commercial	n/a	n/a	36-62	By Use	36-62	By Use

*If a qualifying residential site

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

***If providing qualifying affordable housing or qualifying senior housing

^Per ZR Section 33-40, commercial uses in R6A districts are subject to Height and Setback regulations in ZR Section 23-43