21-17 37th Avenue, Queens
Zoning Comparison Table

	Existing Zoning M1-1		Proposed Zoning M1-5	
	ZR Section #	**M1-1**	**ZR Section #**	**M1-5**
USE GROUPS	42-10	4-14, 16, 17	42-10	4-14, 16 , 17
Maximum FAR (Total)				
Residential	n/a	n/a	n/a	n/a
Affordable Independent Residences for Seniors ("AIRS")	n/a	n/a	n/a	n/a
Community Facility	43-122	2.4	43-122	6.5
Commercial	43-12	1	43-12	5
Commercial and Community Facility	43-122	2.4	43-122	6.5
Manufacturing	43-12	1	43-12	5
YARDS				
Minimum Front Yard	n/a	n/a	n/a	n/a
Minimum Side Yard	43-25	None or 8'	43-25	None or 8'
Minimum Rear Yard	43-26	20'	43-26	20'
HEIGHT AND SETBACKS				
Minimum Base Height	43-43	n/a	43-43	n/a
Maximum Base Height	43-43	30'/2-Stories	43-43	85'/6-Stories
Maximum Building Height	43-43	Sky Exposure Plane	43-43	Sky Exposure Plane
Maximum Height of Front Wall	43-43	30'/2-Stories	43-43	85'/6-Stories
Sky Exposure Plane	43-43	1:1 (Narrow), 1:1 (Wide)	43-43	2.7:1 (narrow) / 5.6:1 (wide)
Setbacks from Narrow Streets	43-43	20'	43-43	20'
Setbacks from Wide Streets	43-43	15'	43-43	15'
OPEN SPACE				
Minimum Open Space Ratio	n/a	n/a	n/a	n/a
LOT COVERAGE				
Max. Interior Lot Coverage	n/a	n/a	n/a	n/a
Maximum Lot Coverage	n/a	n/a	n/a	n/a
DENSITY				
Maximum Dwelling Units	n/a	n/a	n/a	n/a
Minimum Size Dwelling Unit (AIRS)	n/a	n/a	n/a	n/a
PARKING				
Residential	n/a	n/a	n/a	n/a
Commercial	44-20	By Use	44-20	By Use
Income - Restricted Housing	n/a	n/a	n/a	n/a
AIRS	n/a	n/a	n/a	n/a
Government Assisted Parking	n/a	n/a	n/a	n/a
LOADING				
Commercial	44-52	By Use	44-52	By Use
Manufacturing	44-52	By Use	44-52	By Use
Bicycle Parking (Residential)	n/a	n/a	n/a	n/a
Bicycle Parking (Commercial/Manufacturing)	44-60	By Use	44-60	By Use