Bud Place, Queens

Zoning Comparison Table

3/3/26

	M1-1 Existing Zoning		C4-4A Proposed Zoning (MIH)	
	ZR Section #	M1-1	ZR Section #	C4-4A
USE GROUPS				
Permitted Use Groups	42-10	I, III(B)-X	22-10 / 32-10	I-IV, VI-X
MAXIMUM FAR				
Residential	n/a	n/a	34-112 / 23-22	4.0
Qualifying Affordable / Senior Housing	n/a	n/a	34-112 / 23-22	5.01
Community Facility	43-122	2.4	33-123	4.0
Commercial	43-12	1.0	33-122	4.0
Manufacturing	43-12	1.0	n/a	n/a
YARDS				
Minimum Front Yard	n/a	n/a	n/a	n/a
Minimum Side Yard	43-25	None or 8'	33-25 / 34-232	None or 5' (Residential), None or 8' (Commercial)
Minimum Rear Yard	43-26	20'	33-26 / 23-342	20' or 30' (Varies) (Residential), 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	43-43	n/a	34-112 / 23-432	40'
Maximum Base Height	43-43	30'/2-Stories	34-112 / 23-432	85'*
Maximum Building Height	43-43	Sky Exposure Plane	34-112 / 23-432	115'*
Sky Exposure Plane	43-43	1:1 (Narrow), 1:1 (Wide)	n/a	n/a
Setbacks from Narrow Streets	43-43	20'	34-112 / 23-433	15'
Setbacks from Wide Streets	43-43	15'	34-112 / 23-433	10'
LOT COVERAGE				
Interior/Through Lot	n/a	n/a	23-362	80%
Corner Lot	n/a	n/a	23-362	100%
DENSITY				
Maximum Number of Dwelling Units	n/a	n/a	23-52	680 sf/DU
Qualifying Senior Housing / Conversions	n/a	n/a	23-52	None
PARKING				
Residential	n/a	n/a	25-222	15%
Commercial	44-20	By Use	36-21	By Use
Qualifying Affordable Housing	n/a	n/a	25-222	None (Outer Transit Zone)
Qualifying Senior Housing	n/a	n/a	25-222	None (Outer Transit Zone)
Bicycle Parking (Residential)	n/a	n/a	25-811	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	n/a	n/a	25-811	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	44-60	By Use	36-711	By Use
LOADING				
Commercial	44-52	By Use	36-62	By Use

*When providing qualifying affordable housing or qualifying senior housing