## 217-14 24th Avenue, Queens

Zoning Comparison Table

1/28/2025

| | R1-2 Existing Zoning | | R6A Proposed Zoning (MIH) | |
|---|---|---|---|---|
| | ZR Section # | R1-2 | ZR Section # | R6A |
| **USE GROUPS** | | | | |
| Permitted Use Groups | 22-10 | I-IV | 22-10 | I-IV |
| **MAXIMUM FAR** | | | | |
| Residential | 23-21 | 0.75, 1.0* | 23-22 | 3.9^ |
| Community Facility | 24-11 | 1.0 | 24-11 | 3.0 |
| 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 | 20' | 23-322 | None |
| Minimum Side Yard | 23-331(a) | Two of 5' Each | 23-334 | Two of 5' (Detached), None or 5' (All 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 | 23-432 | 40' |
| Maximum Base Height | 23-421 / 23-424 | 25', 35'* | 23-432 | 65' |
| Maximum Building Height | 23-421 / 23-424 | 35' | 23-432 | 95'^ |
| Sky Exposure Plane | 23-421 | By Roof Type | n/a | n/a |
| Setbacks from Narrow Streets | 23-421 | Varies | 23-433 | 15' |
| Setbacks from Wide Streets | 23-421 | Varies | 23-433 | 10' |
| **LOT COVERAGE** | | | | |
| Interior/Through Lot | 23-361 | 40% (One- & Two-Family Homes), 80% (Multiple Dwellings) | 23-362 | 80% |
| Corner Lot | 23-361 | 80% (One- & Two-Family Homes), 100% (Multiple Dwellings) | 23-362 | 100% |
| **DENSITY** | | | | |
| Maximum Number of Dwelling Units | 23-52 | 680 sf/DU, None**** | 23-52 | 680 sf/DU, None***** |
| **PARKING** | | | | |
| Residential | 25-232 | 100% | 25-232 | 50% |
| Commercial | n/a | n/a | n/a | n/a |
| Income-Restricted Housing Units | 25-232 | 50% | 25-232 | 25% |
| Affordable Independent Residences for Seniors | 25-232 | 10% | 25-232 | 10% |
| Bicycle Parking (Residential) | 25-811 | 1 per 2 dwelling units | 25-811 | 1 per 2 dwelling units |
| 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 | n/a | n/a |

*If a qualifying residential site

**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

^When providing affordable housing pursuant to Mandatory Inclusionary Housing or Universal Affordability Preference