14-10 Beach Channel Drive, Queens

Zoning Comparison Table

	Permitted/Required					
	Existing Zoning (R5)		Proposed Zoning (R6A) (Under MIH Zoning)		Proposed Zoning (R6A/C2-4) (Under MIH Zoning)	
	ZR Section #	R5	ZR Section #	R6A (MIH)	ZR Section #	R6A/C2-4 (MIH)
USE GROUPS	22-10	1, 2, 3, 4	22-10	1, 2, 3, 4	22-10, 32-10	1-9, 14
MAXIMUM FAR						
Residential	23-142	1.25	23-154**	3.6	23-154**	3.6
Affordable Independent Residences for Seniors	23-144	1.95	23-155	3.9	23-155	3.9
Community Facility	24-11	2.0	24-11	3.0	24-11	3.0
Commercial	n/a	n/a	n/a	n/a	33-121	2.0
Commercial and Community Facility	n/a	n/a	n/a	n/a	33-121	3.0
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	23-45	10' / 18 feet'*	n/a	n/a	n/a	n/a
Minimum Side Yard	23-461	13' (Total), 5' (Min.) (detached), 8' (semi-detached)	23-462	None or 8 feet	23-462 / 35-52	8' or None
Minimum Rear Yard	23-47	30'	23-47	30'	23-47 / 33-26	30', 20' (Commercial)
HEIGHT AND SETBACKS						
Minimum Base Height	n/a	n/a	23-662	40'	23-662	40'
Maximum Base Height	23-631(d)	30'	23-664**	65'	23-664** / 33-431	65', 60' (Commercial)
Maximum Building Height	23-631(d)	40'	23-664**	85'/8-Stories (w/QGF)	23-664**	85'/8-Stories (w/QGF)
Maximum Height of Front Wall	23-631(d)	30'	23-664**	65'	23-664** / 33-431	65', 60' (Commercial)
Sky Exposure Plane	n/a	n/a	n/a	n/a	33-431	2.7:1 (narrow), 5.6:1 (wide) (Commercial)
Setbacks from Narrow Streets	23-631(d)	15'	23-662(c)	15'	23-662 (c) / 33-431	15', 20' (Commercial)
Setbacks from Wide Streets	23-631(d)	15'	23-662(c)	10'	23-662 (c) / 33-431	10', 15' (Commercial)
OPEN SPACE						
Minimum Open Space Ratio	23-142	45%	n/a	n/a	n/a	n/a
LOT COVERAGE						
Interior/Through Lot	23-142	55%	23-153	65%	23-153	65%
Corner Lot	23-142	55%	23-153	100%	23-153	100%
DENSITY						
Affordable Dwelling Units	23-22	760 sf/DU	23-22	680 sf/DU	23-22	680 sf/DU
Affordable Independent Residences for Seniors	23-23	325 sf/DU	23-23	325 sf/DU	23-23	325 sf/DU
PARKING						
Residential	25-23	85%	25-23	50%	25-23	50%
Commercial	n/a	n/a	n/a	n/a	36-21	By Use
Income-Restricted Housing Units	12-10/25-251	42.5%	12-10/25-251	25%	12-10/25-251	25%
Affordable Independent Residences for Seniors	12-10/25-252	10%	12-10/25-252	10%	12-10/25-252	10%
Government Assisted Dwelling Units	12-10/25-253	70%	12-10/25-253	35%	12-10/25-253	35%
LOADING						
Commercial	n/a	n/a	n/a	n/a	36-62	By Use
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)
Bicycle Parking (Affordable Independent Residences for Seniors)	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf
Bicycle Parking (Commercial)	n/a	n/a	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