137 Beach 116th Street, Queens

Zoning Comparison Table

	Existing Zoning (R7A/C1-3)		Proposed Zoning (R7A/C2-4)	
	ZR Section #	**R7A/C1-3**	**ZR Section #**	**R7A/C2-4**
USE GROUPS	22-10	1-4 & 6	22-10, 32-10	1-9, 14
Residential	23-153	4	23-153	4
Affordable Independent Residences for Seniors	23-155	5.01	23-155	5.01
Community Facility	33-121	4	33-121	4
Commercial	33-121	2	33-121	2
Commercial and Community Facility	33-121	4	33-121	4
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	n/a	n/a	n/a	n/a
Minimum Side Yard	34-232, 23-462	None or 8 feet	34-232, 23-462	None or 8 feet
Minimum Rear Yard	33-26/23-47	30', 20' (Commercial)	33-26/23-47	30', 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	34-22/35-65/35-652/23-662	40'	34-22/35-65/35-652/23-662	40'
Maximum Base Height	34-22/35-65/35-654/23-662	75'**	34-22/35-65/35-654/23-662	75'**
Maximum Building Height	34-22/35-65/35-654/23-662	85'/8-Stories**	34-22/35-65/35-654/23-662	85'/8-Stories**
Maximum Height of Front Wall	34-22/35-65/35-654/23-662	75'	34-22/35-65/35-654/23-662	75'
Sky Exposure Plane	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	34-22/35-65/35-652/23-662	15'	34-22/35-65/35-652/23-662	15'
Setbacks from Wide Streets	34-22/35-65/35-652/23-662	10'	34-22/35-65/35-652/23-662	10'
OPEN SPACE				
Minimum Open Space Ratio/Maximum Lot Coverage	n/a	n/a	n/a	n/a
LOT COVERAGE				
Interior/Through Lot	23-153/35-22	65%	23-153/35-22	65%
Corner Lot	23-153	100%	23-153	100%
LOADING				
Commercial	36-62	By Use	36-62	By Use
Bicycle Parking (Residential)	25-811/36-70	1 per 2 dwelling units (UG-2)	25-811/36-70	1 per 2 dwelling units (UG-2)
Bicycle Parking (Affordable Independent Residences for Seniors)	25-811/36-70	1 per 10,000 sf	25-811/36-70	1 per 10,000 sf
Bicycle Parking (Commercial)	36-711	By Use	36-711	By Use

**When providing Qualifying Ground Floor