106-02 Rockaway Beach Boulevard, Queens				
	Permitted/Required			
	Existing Zoning		Proposed Zoning	
	ZR Section #	R5D/C2-3	ZR Section #	M1-3
USE GROUPS	22-10/32-10	1-9 & 14	42-10	4-14, 16 , 17
MAXIMUM FAR	23-142	2.00	43-122	6.50
Residential	23-142	2.00	n/a	n/a
Affordable Independent Residences for Seniors	23-144	1.95	n/a	n/a
Community Facility	33-121	2.00	43-122	6.50
Commercial	33-121	2.00	43-12	5.00
Commercial and Community Facility	33-121	2.00	43-122	5.00
Manufacturing	n/a	n/a	43-12	5.00
YARDS				
Minimum Front Yard	23-45/34-231	5', None (Commercial)	n/a	n/a
Minimum Side Yard	23-461/34-232	None or 8'	43-25	None or 8'
Minimum Rear Yard	23-47/33-26	30', 20' (Commercial)	43-26	20'
HEIGHT AND SETBACKS				
Minimum Base Height	n/a	n/a	43-43	n/a
Maximum Base Height	23-631(f)	40'	43-43	85'/6-Stories
Maximum Building Height	23-631(f)	45'/4-Stories	43-43	Sky Exposure Plane
Maximum Height of Front Wall	23-631(f)	40'	43-43	85'/6-Stories
Sky Exposure Plane	n/a	n/a	43-43	2.7:1 (narrow) / 5.6:1 (wide)
Setbacks from Narrow Streets	n/a	n/a	43-43	20'
Setbacks from Wide Streets	n/a	n/a	43-43	15'
OPEN SPACE				
Interior Lots	23-142	40% (min)	n/a	n/a
Corner Lot	23-142	20% (min)	n/a	n/a
LOT COVERAGE				
Interior/Through Lot	23-142	60% (max)	n/a	n/a
Corner Lot	23-142	80% (max)	n/a	n/a
DENSITY				
Dwelling Units	23-22/35-22	760 sf/DU	n/a	n/a
Affordable Independent Residences for Seniors	23-22	n/a	n/a	n/a
PARKING				
Residential	25-23/36-33	66%	n/a	n/a
Commercial	36-21	By Use	44-20	By Use
Income-Restricted Housing Units	12-10/25-251	35% or None (Transit Zone)	n/a	n/a
Affordable Independent Residences for Seniors	12-10/25-252	10% or None (Transit Zone)	n/a	n/a
Government Assisted Dwelling Units	12-10/25-253	55%	n/a	n/a
LOADING				
Commercial	36-62	By Use	44-52	By Use
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units	n/a	n/a
Bicycle Parking (Affordable Independent Residences for Seniors)	25-811/36-711	1 per 10,000 sf	n/a	n/a
Bicycle Parking (Commercial)	36-711	By Use	36-711/44-60	By Use