68-19 Woodhaven Boulevard, Queens

Zoning Comparison Table

	Permitted/Required						
	Existing Zoning (C8-1)		Existing Zoning (R4)		Proposed Zoning R6A/C2-3 (Under MIH Zoning)		Proposed Zo (Under MIH
	ZR Section #	C8-1	ZR Section #	R4	ZR Section #	R6A/C2-3	ZR Section #
USE GROUPS	32-10	4-14, 16	22-10	1, 2, 3, 4	22-10/32-10	1, 2, 3, 4, 5, 6, 7, 8, 9, 14	22-10/32-10
Residential	n/a	n/a	23-142	0.75	23-154**	3.6	23-154**
Affordable Independent Residences for Seniors (AIRS)	n/a	n/a	23-144	1.29	23-155	3.9	23-155
Community Facility	33-123	2.4	24-11	2	24-11	3	24-11
Commercial	33-122	1	n/a	n/a	33-121	2	n/a
Commercial and Community Facility	33-123	2.4	n/a	n/a	33-121	3	n/a
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a	n/a
YARDS							
Minimum Front Yard	n/a	n/a	23-45	10 feet / 18 feet	35-51	n/a	35-51
Minimum Side Yard	33-25	None or 8'	23-461	13' (total) / 5' (min.) (20' Corner Lots)*	35-52/23-462	None or 8 feet	23-462
Minimum Rear Yard	33-26	20' (none required for corner lots)	23-47	30' / n/a (Corner Lots)	23-47/33-26	30', 20' (Commercial)	23-47
HEIGHT AND SETBACKS							
Minimum Base Height	n/a	n/a	23-631(b)	n/a	35-22/35-65/35-652/23-662	40'	23-662
Maximum Base Height	33-432	30'/2-stories	23-631(b)	25'	35-22/35-65/35-652/23-664**	65'	23-664**
Maximum Building Height	33-432	Sky Exposure Plane	23-631(b)	35'	35-22/35-65/35-652/23-664**	85'/8-Stories	23-664**
Maximum Height of Front Wall	33-432	30'/2-stories	23-631(b)	25'	35-22/35-65/35-652/23-664**	65'	23-664**
Sky Exposure Plane	33-432	2.7:1 Narrow / 1:1 Wide	23-631(b)	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	33-432	20'	23-631(b)	n/a	35-22/35-65/35-652/23-662	15', 10' (Commercial)	23-662
Setbacks from Wide Streets	33-432	15'	23-631(b)	n/a	35-22/35-65/35-652/23-662	10', 15' (Commercial)	23-662
OPEN SPACE							
Minimum Open Space Ratio	n/a	n/a	23-142	55% (CF)	n/a	n/a	n/a
LOT COVERAGE							
Interior/Through Lot	n/a	n/a	23-142	45%	23-153/35-22	65%	23-153
Corner Lot	n/a	n/a	23-142	60%	23-153	100%	23-153
DENSITY							
Affordable Dwelling Units	n/a	n/a	23-22	870 sf/DU	23-22/35-22	680 sf/DU	23-22/35-22
Affordable Independent Residences for Seniors (AIRS)	n/a	n/a	23-23	300 sf/DU	23-23	325 sf/DU	23-23
PARKING							
Residential	n/a	n/a	25-23	100%	25-23/36-33	50%	25-23
Commercial	36-21	By Use	n/a	n/a	36-21	By Use	n/a
Income-Restricted Housing Units	n/a	n/a	12-10/25-251	50% or none (Transit Zone)	12-10/25-251	25% or none (Transit Zone)	12-10/25-251
Affordable Independent Residences for Seniors	n/a	n/a	12-10/25-252	10% or none (Transit Zone)	12-10/25-252	10% or none (Transit Zone)	12-10/25-252
Government Assisted Dwelling Units	n/a	n/a	12-10/25-253	80%	12-10/25-253	35%	12-10/25-253
LOADING							
Commercial	36-62	By Use	n/a	n/a	36-62	By Use	n/a
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Bicycle Parking (Residential)	n/a	n/a	25-80	1 per 2 dwelling units	25-80/36-70	1 per 2 dwelling units	25-80
Bicycle Parking (Affordable Independent Residences for Seniors)	n/a	n/a	25-80	1 per 10,000 sf	25-80/36-70	1 per 10,000 sf	25-80
Bicycle Parking (Commercial)	36-70	By Use	n/a	n/a	36-70	By Use	n/a

*per Section 23-461, one side yard must be at least 20 feet for corner lots in R4 districts