42-18 31st Avenue, Queens

Zoning Comparison Table

	Existing/Proposed Zoning					
	Existing Zoning (R5/C1-2)		Proposed Zoning R5		Proposed Zoning R6A/C1-3 (Under MIH Zoning)	
	ZR Section #	R5/C1-2	ZR Section #	R5	ZR Section #	R6A/C1-3
USE GROUPS	22-10, 32-10	1, 2, 3, 4, 5, 6	22-10	1, 2, 3, 4	22-10, 32-10	1, 2, 3, 4, 5, 6
Residential	23-142	1.25	23-142	1.25	23-154**	3.6**
Affordable Independent Residences for Seniors	23-144	1.95	23-144	1.95	23-155	3.9
Community Facility	24-11	2.0	24-11	2.0	24-11	3
Commercial	33-121	1	n/a	n/a	33-121	2
Commercial and Community Facility	33-121	2	n/a	n/a	33-121	3
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	23-45, 35-51	10'/18'* or None (Commercial)	23-45	10' / 18 feet'*	n/a	n/a
Minimum Side Yard	23-461, 35-52	13' (Total), 5' (Min.) or None (Commercial)	23-461	13' (Total), 5' (Min.)	23-462, 35-52	None or 8'
Minimum Rear Yard	23-47, 33-26	30' or 20' (Commercial)	23-47	30'	23-47, 33-26	30' or 20' (Commercial)
HEIGHT AND SETBACKS						
Minimum Base Height	n/a	n/a	n/a	n/a	23-662	40'
Maximum Base Height	23-631(d)	30'	23-631(d)	30'	23-664**	65'**
Maximum Building Height	23-631(d)	40'	23-631(d)	40'	23-664**	75'/7-Stories**
Maximum Height of Front Wall	23-631(d)	30'	23-631(d)	30'	23-664**	65'**
Sky Exposure Plane	33-431	1:1 (Commercial)	n/a	n/a	33-431	60', 2.7:1 (narrow), 5.6:1 (wide)
Setbacks from Narrow Streets	23-631(d), 33-431	15', 20' (Commercial)	23-631(d)	15'	23-662, 33-431	15', 20' (Commercial)
Setbacks from Wide Streets	23-631(d)	15'	23-631(d)	15'	23-662, 33-431	10', 15' (Commercial)
OPEN SPACE						
Minimum Open Space Ratio/Maximum Lot Coverage	23-142	45%/55%	23-142	45%/55%	n/a	n/a
LOT COVERAGE						
Interior/Through Lot	23-142	55%	23-142	55%	23-153	65%
Corner Lot	23-142	55%	23-142	55%	23-153	100%
DENSITY						
Maximum Number of Dwelling Units	23-22	760 sf/DU	23-22	760 sf/DU	23-22	680 sf/DU
Affordable Independent Residences for Seniors	23-23	300 sf/DU	23-23	300 sf/DU	23-23	325 sf/DU
PARKING						
Residential	25-23	85%	25-23	85%	25-23	50%
Commercial	36-21	By Use	n/a	n/a	36-21	By Use
Income-Restricted Housing Units	12-10/25-251	None (Transit Zone)	12-10/25-251	None (Transit Zone)	12-10/25-251	None (Transit Zone)
Affordable Independent Residences for Seniors	12-10/25-252	None (Transit Zone)	12-10/25-252	None (Transit Zone)	12-10/25-252	None (Transit Zone)
Government Assisted Dwelling Units	12-10/25-253	70%	12-10/25-253	70%	12-10/25-253	35%
LOADING						
Commercial	36-62	By Use	n/a	n/a	36-62	By Use
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units	25-80	1 per 2 dwelling units	25-80	1 per 2 dwelling units
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)	36-711	By Use	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 set forth in ZR Section 23-90