78-46 Metropolitan Avenue, Queens

Zoning Comparison Table

	Existing Zoning (R5)		Proposed Zoning (R5D/C2-3)	
	ZR Section #	**R5**	**ZR Section #**	**R5D/C2-3**
USE GROUPS	22-10	1, 2, 3, 4	22-10, 32-10	1-9, 14
Residential	23-142	1.25	23-142	2.0
Community Facility	24-11	2	24-11/33-121	2.0
Commercial	n/a	n/a	33-121	2.0
Commercial and Community Facility	n/a	n/a	33-121	2.0
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	23-45	10' / 18 feet'*	23-45/35-51	5', None (Commercial)
Minimum Side Yard	23-461	13' (Total), 5' (Min.) (detached), 8' (semi-detached)	23-461/35-52	8' (Detached), 4' (Semi-detached), 8' or None (Commercial)
Minimum Rear Yard	23-47	30'	23-47/33-26	30', 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	n/a	n/a	n/a	n/a
Maximum Base Height	23-631(f)	30'	23-631(f)/33-431	45' (w/ QGF), 30' or 2 stories (Commercial)
Maximum Building Height	23-631(f)	40'	23-631(f)	45'/4-Stories (w/ QGF)
Maximum Height of Front Wall	23-631(f)	30'	23-631(f)/33-431	45' (w/ QGF), 30' or 2 stories (Commercial)
Sky Exposure Plane	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	23-631(d)	15'	33-431	None or 20' (Commercial)
Setbacks from Wide Streets	23-631(d)	15'	33-431	None or 15' (Commercial)
OPEN SPACE				
Minimum Open Space Ratio	23-142	45%	23-142	40% min. (Interior Lot) / 20% min. (Corner Lot)
LOT COVERAGE				
Interior/Through Lot	23-142	55%	23-142	60%
Corner Lot	23-142	55%	23-142	80%
DENSITY				
Maximum Number of Dwelling Units	23-22	760 sf/DU	23-22	760 sf/DU
PARKING				
Residential	25-23	85%	25-23	66%
Commercial	n/a	n/a	36-21	By Use
Income-Restricted Housing Units	12-10/25-251	42.5%	12-10/25-251	35%
Government Assisted Dwelling Units	12-10/25-253	70%	12-10/25-253	55%
LOADING				
Commercial	n/a	n/a	36-62	By Use
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units (UG-2)	25-811	1 per 2 dwelling units (UG-2)
Bicycle Parking (Commercial)	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.