103-16 Van Wyck Expressway, Queens

Zoning Comparison Table

	Permitted/Required			
	Existing Zoning (R3A)		Proposed Zoning R6B/C2-3 (Under MIH Zoning)	
	ZR Section #	R3A	ZR Section #	R6B/C2-3
USE GROUPS	22-10	1, 2, 3, 4	22-10/32-10	1, 2, 3, 4, 5, 6
Maximum FAR (Total)				
Residential	23-142	0.5	23-154*	2.20
Affordable Independent Residences for Seniors ("AIRS")	n/a	n/a	23-155	2.20
Community Facility	24-11	1	33-121	2.00
Commercial	n/a	n/a	33-121	2.00
Commercial and Community Facility	n/a	n/a	33-121	2.00
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	23-45a	10'	n/a	n/a
Minimum Side Yard	23-461/462	8'	23-462/35-52	None or 8 feet
Minimum Rear Yard	23-47	30'	23-47/33-26	30', 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	n/a	n/a	35-22/36-65/35-652/23-662	30'
Maximum Base Height	23-631b	21'	35-22/36-65/35-652/23-662	45 (w/ QGF)
Maximum Building Height	23-631b	35'	35-22/36-65/35-652/23-662	55'/5-Stories (w/QGF)
Maximum Height of Front Wall	23-631b	21'	35-22/36-65/35-652/23-662	45' (w/ QGF)
Sky Exposure Plane	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	n/a	n/a	35-22/36-65/35-652/23-662	15'
Setbacks from Wide Streets	n/a	n/a	35-22/36-65/35-652/23-662	10'
OPEN SPACE				
Minimum Open Space Ratio/Maximum Lot Coverage	23-142	n/a	n/a	n/a
LOT COVERAGE				
Interior/Through Lot	23-142	n/a	23-153/35-22	60%
Corner Lot	23-142	n/a	23-153/35-22	100%
DENSITY				
Maximum Number of Dwelling Units	23-22	710 sf/DU	23-22/35-22	680 sf/DU
PARKING				
Residential	25-23	100%	25-23	50%
Commercial	n/a	n/a	36-21	By Use
Income-Restricted Housing Units	12-10/25-251	n/a	12-10/25-251/36-33	25%
Affordable Independent Residences for Seniors	12-10/25-252	n/a	12-10/25-252/36-33	10%
Government Assisted Dwelling Units	12-10/25-253	n/a	12-10/25-253/36-33	35%
LOADING				
Commercial	n/a	n/a	36-62	By Use
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units	25-80/36-10	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	25-80	1 per 10,000 sf	25-80/36-10	1 per 10,000 sf
Bicycle Parking (Commercial)	n/a	n/a	36-711	By Use

*When providing affordable housing pursuant to the Inclusionary Housing Program set forth in ZR Section 23-90