31-17 12TH STREET, ASTORIA REZONING

ZONING COMPARISON TABLE

	Existing Zoning (R5B)		Proposed Zoning (R6B, MIH)	
	ZR Section #	**Permitted/Required**	**ZR Section #**	**Permitted/Required**
USE				
Use Groups	22-10	1, 2, 3, 4	22-10	1, 2, 3, 4
FLOOR AREA RATIO				
Residential	23-142	1.35	23-154*	2.2
Affordable Independent Residences for Seniors	23-144	1.95	23-155	2.2
Community Facility	24-111	2.0	24-11	2.0
Commercial	NA	NA	NA	NA
Manufacturing	NA	NA	NA	NA
YARDS				
Minimum Front Yard	23-45	5 ft	NA	NA
Minimum Side Yard	23-461	8 ft (Detached), 4 ft (Semi-det.)	23-462	None or 8 feet
Minimum Rear Yard	23-47	30 ft	23-47	30 ft
HEIGHT AND SETBACK				
Minimum Base Height	23-631(e)	NA	23-662	30 ft
Maximum Base Height	23-631(e)	30 ft	23-662	45 ft**
Maximum Building Height	23-631(e)	33 ft	23-662	55 ft/5-Stories**
Maximum Height of Front Wall	23-631(e)	30 ft	23-662	45 ft**
Sky Exposure Plane	NA	NA	NA	NA
Setbacks from Narrow Streets	NA	NA	23-662(c)	15 ft
Setbacks from Wide Streets	NA	NA	23-662(c)	10 ft
LOT COVERAGE & OPEN SPACE				
Minimum Open Space Ratio	23-142	45%	NA	NA
Interior/Through Lot	23-142	55%	23-153	60%
Corner Lot	23-142	55%	23-153	100%
DENSITY				

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	Existing Zoning (R5B)		Proposed Zoning (R6B, MIH)	
	ZR Section #	**Permitted/Required**	**ZR Section #**	**Permitted/Required**
Density Factor	23-22	900	23-22	680
PARKING				
Residential	25-23	66%	25-23	50%
Commercial	NA	NA	NA	NA
Income-Restricted Housing Units	25-251	None (Transit Zone)	25-251	None (Transit Zone)
Affordable Independent Residences for Seniors	25-252	None (Transit Zone)	25-252	None (Transit Zone)
Government Assisted Dwelling Units	25-253	70%	25-253	35%
LOADING				
Commercial	NA	NA	NA	NA
Manufacturing	NA	NA	NA	NA
BICYCLE PARKING				
Residential	25-80	1 per 2 DUs	25-80	1 per 2 DUs
Affordable Independent Residences for Seniors	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf
Commercial	NA	NA	NA	NA

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

** with Qualifying Ground Floor