62-04 Roosevelt Avenue, Queens

Zoning Comparison Table

	Existing Zoning (R6)		**Existing Zoning (R6/C1-4)**		**Proposed Zoning C4-4** (Under MIH Zoning)	
	ZR Section #	R6	ZR Section #	R6/C1-4	ZR Section #	C4-4
USE GROUPS	22-10	1,2,3,4	22-10/32-10	1-4,6	32-10	1-6,8-10,12
MAXIMUM FAR						
Residential	22-153/23-151	3.0[1] (QH), 2.2[2] (QH), 2.43 (HF)	23-153/23-151	3.0[1] (QH), 2.2[2] (QH), 2.43 (HF)	35-20/23-154*	4.6
Affordable Independent Residences for Seniors	23-155	3.9	23-155	3.9	35-012/23-155	5.01
Community Facility	24-11	4.8	33-121	4.8	35-31/33-123	6.5
Commercial	n/a	n/a	33-121	2	35-31/33-122	3.4
Commercial and Community Facility	n/a	n/a	33-121	4.8	35-31/33-123	6.5
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	n/a	n/a	n/a	n/a	n/a	n/a
Minimum Side Yard	23-462	None or 8'	34-232/23-462	None or 8'	34-232/23-462	None or 8'
Minimum Rear Yard	23-47	30'	33-26/23-47	30' , 20' (Commercial)	33-26/23-47	30' , 20' (Commercial)
HEIGHT AND SETBACKS						
Minimum Base Height	23-662	40' (QH)[1], 30' (QH)[2]	35-22/35-65/35-652/23-662	40' (QH)[1], 30' (QH)[2]	35-65/35-652/23-662	40'
Maximum Base Height	23-662	65' (QH)[1], 45' (QH)[2]	35-22/35-65/35-652/23-662	65' (QH)[1], 45' (QH)[2]	35-65/35-652/23-664*	75'
Maximum Building Height	23-662	70' (QH)[1], 55' (QH)[2]	35-22/35-65/35-652/23-662	70' (QH)[1], 55' (QH)[2]	35-65/35-652/23-664*	135'/13-Stories
Maximum Height of Front Wall	23-662	65' (QH)[1], 45' (QH)[2]	35-22/35-65/35-652/23-662	65' (QH)[1], 45' (QH)[2]	35-62/35-652/23-664*	75'
Sky Exposure Plane	23-641	2.7:1 narrow / 5.6:1 wide (HF)	35-22/23-641	2.7:1 narrow / 5.6:1 wide (HF)	n/a	n/a
Setbacks from Narrow Streets	23-641/23-662	15' (QH), 20' (HF)	35-22/23-641/23-662	15' (QH), 20' (HF)	35-65/35-652/23-662	15'
Setbacks from Wide Streets	23-641/23-662	10' (QH), 15' (HF)	35-22/23-641/23-662	10' (QH), 15' (HF)	35-65/35-652/23-662	10'
OPEN SPACE						
Minimum Open Space ratio	23-151	Varies	35-22/23-151	Varies	n/a	n/a
LOT COVERAGE						
Interior/Through Lot	23-153	65% (QH)	35-23/23-153	65% (QH)	35-23/23-153	65% (QH)
Corner Lot	23-153	100% (QH)	35-23/23-153	100% (QH)	35-23/23-153	100% (QH)
PARKING						
Residential	25-23	50% (QH), 70% (HF)	25-23	50% (QH), 70% (HF)	25-23	50%
Commercial	n/a	n/a	36-21	By Use	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 Resistances 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	35% (QH)/ 55% (HF)	12-10/25-253	35% (QH)/ 55% (HF)	12-10/25-253	25%
LOADING						
Commercial	n/a	n/a	36-62	By Use	36-62	By Use
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	n/a	n/a	36-70	By Use	36-70	By Use

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

[1] Within 100' of a wide street

[2] Beyond 100' of a wide street