147-14 Northern Boulevard, Queens

Zoning Comparison Table

	Existing Zoning (R5/C1-2)		Proposed Zoning R7X/C2-3 (Under MIH Zoning)		Proposed Zoning R5	
	ZR Section #	R5/C1-2	ZR Section #	R7X/C2-3	ZR Section #	R5
USE GROUPS	22-10	1, 2, 3, 4, 5, 6	22-10	1-9, 14	22-10, 32-10	1-9, 14
Residential	23-142	1.25	23-154*	6	23-142	1.25
Affordable Independent Residences for Seniors	23-144	1.95	23-155	6	23-144	1.95
Community Facility	24-11	2.0	33-121	5	24-11	2.0
Commercial	33-121	1	33-121	2	n/a	n/a
Commercial and Community Facility	33-121	2	33-121	5	n/a	n/a
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	23-45, 35-51	10' or None (Commercial)	n/a	n/a	23-45, 35-51	10'
Minimum Side Yard	23-461, 35-52	8' or None (Commercial	23-462	None or 8 feet	23-461, 35-52	8'
Minimum Rear Yard	23-47, 33-26	30' or 20' (Commercial)	33-26/23-47	30', 20' (Commercial)	23-47, 33-26	30'
HEIGHT AND SETBACKS						
Minimum Base Height	23-631(d)	n/a	34-22/35-65/35-652/23-662	60'	23-631(d)	n/a
Maximum Base Height	23-631(d)	30'	34-22/35-65/35-654/23-664*	105'	23-631(d)	30'
Maximum Building Height	23-631(d)	40'	34-22/35-65/35-654/23-664*	145'/14-Stories (w/ QGF)	23-631(d)	40'
Maximum Height of Front Wall	23-631(d)/33-431	30'/2-Stories	34-22/35-65/35-654/23-664*	105'	23-631(d)	30'
Sky Exposure Plane	33-431	30', 1 to 1 (Commercial)	n/a	n/a	33-431	30'
Setbacks from Narrow Streets	23-631(d), 33-431	15', 20' (Commercial)	34-22/35-65/35-652/23-662	15'	23-631(d), 33-431	15'
Setbacks from Wide Streets	23-631(d)	15'	34-22/35-65/35-652/23-662	10'	23-631(d)	15'
OPEN SPACE						
Minimum Open Space Ratio/Maximum Lot Coverage	23-142	45%/55%	n/a	n/a	23-142	45%/55%
LOT COVERAGE						
Interior/Through Lot	23-142	55%	23-153/35-22	70%	23-142	55%
Corner Lot	23-142/24-11	55%, 60% (Community facility)	23-153	100%	23-142	55%
DENSITY						
Maximum Number of Dwelling Units	23-22	760**, 900 (Built up areas)	23-22/35-22	680 sf/DU	23-22	760**, 900
PARKING						
Residential	25-23	85%	25-23/36-33	50%	25-23	85%
Commercial	36-21	By Use	36-21	By Use	n/a	n/a
Income-Restricted Housing Units	12-10/25-251	42.5% or None (Transit Zone)	12-10/25-251/36-33	15% or None (Transit Zone)	12-10/25-251	42.5% or None (Transit Zone)
Affordable Independent Residences for Seniors	12-10/25-252	10% or None (Transit Zone)	12-10/25-252/36-33	10% or None (Transit Zone)	12-10/25-252	10% or None (Transit Zone)
Government Assisted Dwelling Units	12-10/25-253	70%	12-10/25-253/36-33	25%	12-10/25-253	70%
LOADING						
Commercial	36-62	By Use	36-62	By Use	n/a	n/a
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units	25-811/36-70	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	25-811/36-70	1 per 10,000 sf	25-80	1 per 10,000 sf
Bicycle Parking (Commercial)	36-711	By Use	36-711	By Use	n/a	n/a

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

**Within 100' of a wide street