245-06 South Conduit Avenue, Queens

Zoning Comparison Table

	Permitted/Required			
	Existing Zoning (R3-2/C1-3)		Proposed Zoning (R3-2/C2-3)	
	ZR Section #	R3-2/C1-3	ZR Section #	R3-2/C2-3
USE GROUPS	22-10, 32-10	1, 2, 3, 4, 5, 6	22-10, 32-10	1-9, 14
MAXIMUM FAR				
Residential	23-142	0.5, 0.6*	23-142	0.5, 0.6*
Affordable Independent Residences for Seniors	23-144	0.95	23-144	0.95
Community Facility	24-11 / 33-121	1.6	24-11 / 33-121	1.6
Commercial	33-121	1.0	33-121	1.0
Commercial and Community Facility	33-121	1.6	33-121	1.6
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	23-45 / 35-51	15', None (Commercial)	23-45 / 35-51	15', None (Commercial)
Minimum Side Yard	23-461 / 35-52	13' (Total), 5' (Min.) (Detached), 8' (Semi-detached), 8' or None (Commercial)	23-461 / 35-52	13' (Total), 5' (Min.) (Detached), 8' (Semi-detached), 8' or None (Commercial)
Minimum Rear Yard	23-47 / 33-26	30', 20' (Commercial)	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(b) / 33-431	21', 30' (Commercial)	23-631(b) / 33-431	21', 30' (Commercial)
Maximum Building Height	23-631(b)	35'	23-631(b)	35'
Maximum Height of Front Wall	23-631(b) / 33-431	21', 30' (Commercial)	23-631(b) / 33-431	21', 30' (Commercial)
Sky Exposure Plane	33-431	1:1	33-431	1:1
Setbacks from Narrow Streets	33-431	20'	33-431	20'
Setbacks from Wide Streets	33-431	15'	33-431	15'
OPEN SPACE				
Minimum Open Space Ratio	23-142	65%	23-142	65%
LOT COVERAGE				
Interior/Through Lot	23-142	35%	23-142	35%
Corner Lot	23-142	35%	23-142	35%
DENSITY				
Affordable Dwelling Units	23-22	625 sf/DU (Detached/Semi-Detached), 870 sf/DU (Other)	23-22	625 sf/DU (Detached/Semi-Detached), 870 sf/DU (Other)
Affordable Independent Residences for Seniors	23-23	325 sf/DU	23-23	325 sf/DU
PARKING				
Residential	25-23	100%	25-23	100%
Commercial	36-21	By Use	36-21	By Use
Income-Restricted Housing Units	12-10/25-251	50%	12-10/25-251	50%
Affordable Independent Residences for Seniors	12-10/25-252	10%	12-10/25-252	10%
Government Assisted Dwelling Units	12-10/25-253	80%	12-10/25-253	80%
LOADING				
Commercial	36-62	By Use	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 (Affordable Independent Residences for Seniors)	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf
Bicycle Parking (Commercial)	36-711	By Use	36-711	By Use

*with attic allowance