Zoning Comparison Table	61-10 Queens Boulevard Rezoning					
	Permitted/Required					
	Existing Zoning			Proposed Zoning		
	ZR Section #	R7-1/C1-2	R6/C1-2	ZR Section #	R7-1/C2-4	R6/C2-4
USE GROUPS	32-00	1 through 6	1 through 6	32-00	1 through 9, 14	1 through 9, 14
Maximum FAR (Total)						
Residential	23-151	0.87 - 3.44*	0.78 - 2.43**	23-151	0.87 - 3.44*	0.78 - 2.43**
Community Facility	33-121	4.8***	4.8****	33-121	4.8***	4.8****
Commercial	33-121	2	2	33-121	2	2
Manufacturing	N/A			N/A		
YARDS						
Front Yard	33-20; 23-40	None Req'd	None Req'd	33-20; 23-40	None Req'd	None Req'd
Side Yard	33-20; 23-40	None / 8' Min	None / 8' Min	33-20; 23-40	None / 8' Min	None / 8' Min
Rear Yard	23-47; 33-26	30 feet (residential) 20 feet (non-residential)	30 feet (residential) 20 feet (non-residential)	23-47; 33-26	30 feet (residential) 20 feet (non-residential)	30 feet (residential) 20 feet (non-residential)
Open Space	N/A			N/A		
Lot Coverage	23-153	65% interior/through lot	60% interior/through lot	23-153	65% interior/through lot	60% interior/through lot
HEIGHT AND SETBACKS						
Maximum Height of Front Wall	23-641	60' / 6 stories*****	60' / 6 stories******	23-641	60' / 6 stories*****	60' / 6 stories******
Maximum Building Height	23-641	No limit / sky exposure	No limit / sky exposure	23-641	No limit / sky exposure	No limit / sky exposure
Sky Exposure Plane	23-641	2.7 to 1 / 5.6 to 1	2.7 to 1 / 5.6 to 1	23-641	2.7 to 1 / 5.6 to 1	2.7 to 1 / 5.6 to 1
Setbacks from Narrow Streets	23-641	20'	20'	23-641	20'	20'
Setbacks from Wide Streets	23-641	15'	15'	23-641	15'	15'
DENSITY	23-22	680 SF / DU	680 SF / DU	23-22	680 SF / DU	680 SF / DU
PARKING AND LOADING						
Parking	36-21	Varies by use, but for most uses 1 space is required per 300 SF of floor area	Varies by use, but for most uses 1 space is required per 300 SF of floor area	36-21	Varies by use, but for most uses 1 space is required per 1,000 SF of floor area	Varies by use, but for most uses 1 space is required per 1,000 SF of floor area
Loading	36-62	Varies by use; none required for retail or service uses of 8,000 SF of floor area or less	Varies by use; none required for retail or service uses of 8,000 SF of floor area or less	36-62	Varies by use; none required for retail or service uses of 8,000 SF of floor area or less	Varies by use; none required for retail or service uses of 8,000 SF of floor area or less

*In R7 districts, for developments pursuant to the Quality Housing program, maximum FAR is 4.0 within 100' of a wide street (ZR 23-153)

**In R6 districts, for developments pursuant to the Quality Housing program, maximum FAR is 2.2 FAR beyond 100' of a wide street (ZR 23-153)

***In R7-1 districts, in buildings with residential and community facility use, the maximum community facility FAR is 1.0 if the total FAR exceeds 3.5 (ZR 35-311)

****In R6 districts, in buildings with residential and community facility use, the maximum community facility FAR is 1.0 if the total FAR exceeds 2.5 (ZR 35-311)

*****In R7 districts, for Quality Housing buildings, the maximum base height is 75 feet and the maximum building height is 80 feet within 100 feet of a wide street outside the Manhattan Core (ZR 23-662)

*****In R6 districts, for Quality Housing buildings, the maximum base height is 45 feet and the maximum building height is 55 feet (ZR 23-662)