91-32 63rd Drive, Queens

Zoning Comparison Table

	Permitted/Required			
	Existing Zoning (R4/C2-2)		Proposed Zoning R7A/C2-3 (Under MIH Zoning)	
	ZR Section #	R4/C2-2	ZR Section #	R7A/C2-3
USE GROUPS	22-10	1, 2, 3, 4, 5, 6, 7, 8, 9, 14	22-10, 32-10	1, 2, 3, 4, 5, 6, 7, 8, 9, 14
Residential	23-142	0.75	35-30 -> 23-154*	4.6
Affordable Independent Residences for Seniors	23-144	1.29	35-012 -> 23-155	5.01
Community Facility	33-121	2	33-121	4
Commercial	33-121	1	33-121	2.0
Commercial and Community Facility	33-121	2	33-121	4
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	23-45	10' or 18'	35-51	n/a
Minimum Side Yard	23-461/462	13' (2), 5' (1)**, 20' (Corner)	35-52	None or 8 feet
Minimum Rear Yard	33-26/23-47	30', 20' (Commercial)	35-53	20' (none required for corner lots)
HEIGHT AND SETBACKS				
Minimum Base Height	n/a	n/a	35-654/23-664*	40'
Maximum Base Height	23-631	25'	35-654/23-664*	75'
Maximum Building Height	23-631	35' or 45' (AIRS)	35-654/23-664*	95'-9-Stories
Maximum Height of Front Wall	23-631	25'	35-654/23-664*	75'
Sky Exposure Plane	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	n/a	n/a	35-652/23-662	15'
Setbacks from Wide Streets	n/a	n/a	35-652/23-662	10'
OPEN SPACE				
Minimum Open Space Ratio / Maximum Lot Coverage	23-142	55% / 45%	n/a	n/a
LOT COVERAGE				
Interior/Through Lot	n/a	n/a	35-22 -> 23-153	65%
Corner Lot	n/a	n/a	35-22 -> 23-153	100%
DENSITY				
Maximum Number of Dwelling Units	23-22	870 sf/DU***	35-40 -> 23-22	680 sf/DU
PARKING				
Residential	25-23	100%	36-33 -> 25-23	50%
Commercial	36-21	By Use	36-21	By Use
Income-Restricted Housing Units	12-10/25-251/36-33	50%	12-10/25-251/36-33	15%
Affordable Independent Residences for Seniors	12-10/25-252/36-33	10%	12-10/25-252/36-33	10%
Government Assisted Dwelling Units	12-10/25-253/36-33	80%	12-10/25-253/36-33	25%
LOADING				
Commercial	n/a	n/a	36-62	By Use
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units (UG-2)	25-811/36-70	1 per 2 dwelling units (UG-2)
Bicycle Parking (Affordable Independent Residences for Seniors)	25-80	1 per 10,000 sf	25-811/36-70	1 per 10,000 sf
Bicycle Parking (Commercial)	n/a	n/a	36-711	By Use

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

**For detached and zero lot line buildings

***For residences in predominantly built-up areas