PROPERTY LOCATION: 71-11 112TH STREET, QUEENS, NY
11375 BLOCK: 2246
LOT: 31
ZONING MAP: 14a

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Zoning Comparison Table

Zoning Requirement	Permitted/Required			
	Existing Zoning		Proposed Zoning	
	ZR Section #	R1-2A district	ZR Section #	R7D district
USE GROUPS	22-10	1,3, & 4	22-10	1,2,3, & 4
Maximum FAR				
Residential	23-142	0.50	23-154 (b), (d)(2)	5.60 Max. FAR
Community Facility	24-11	1.00	24-11	4.20
Commercial	N/A	N/A	N/A	N/A
Manufacturing	N/A	N/A	N/A	N/A
YARDS				
Front Yard	23-45	20 ft. w/ exceptions	N/A	N/A
Side Yard	23-464 (non-residential use)	Depends on street wall dimension	23-462, c) 23-51	Not Required 8 feet
Rear Yard	23-47	30 feet	23-541 23-471, c	None within 100 feet from corner None if rear lot line coincides w/ side lot line of adjacent lot
Open Space	23-142	70%	N/A	N/A
Residential Lot Coverage	23-142	30%	23-153	Corner: 100% Interior: 65%
Community Facility Lot Coverage	24-11	Corner: 60% Interior: 55%	24-11	Corner: 80% Interior: 65%
HEIGHT AND SETBACKS				
Minimum Base Height	N/A	N/A	23-664 (b) Tbl 1	60 feet
Maximum Base Height	N/A	N/A	23-664 (b) Tbl 1	95 feet
Maximum Building Height	N/A	N/A	23-664 (b) Tbl 1	115 feet (11 stories)
Setbacks from Narrow Streets	N/A	N/A	23-662 (C) (1)	15 feet
Setbacks from Wide Streets	N/A	N/A	23-662 (C) (1)	10 feet
Special Provisions	N/A	N/A	23-693	55 feet max. height within 25 feet of R1 to R6B districts
Max. Height & Setback of Perimeter Walls	23-631 (b)	25 feet	N/A	N/A
DENSITY REGULATIONS	23-22	2,850 SF/ DU	23-22	680 SF/ DU
PARKING AND LOADING				
Residential Parking	25-20	Depends on use	25-23 (QH) 25-251 (MIH)	50% of QH Units 15% of MIH Units
Community Facility Parking	25-31, 25-35 Waiver for Locally Oriented Houses of Worship	Depends on use (House of Worship, 1 per 10 pesons rated capacity)	25-31	Depends on use (None for House of Worship or residential)
Loading	25-72	Depends on use (N/A for House of Worship)	25-72	Depends on use (N/A for House of Worship or residential)
Bicycle Spaces	25-81	Depends on use (None for House of Worship)	25-81	1 per 2 Dwelling Units, none for House of Worship

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project title
RTFH DEVELOPMENT

project address
71-11 112th STREET
FOREST HILLS, NY 11375

project location
BOROUGH: QUEENS
BLOCK: 2246
LOT: 31
ULURP #

seal

sheet title
ZONING COMPARISON TABLE

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revisions

01	01.14.22	REVISED PER DCP COMMENTS
00	09.08.20	ISSUED FOR DCP REVIEW

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SP	EJ

DCP

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