21st Street Rezoning, Queens

Zoning Comparison Table

	Existing/Proposed Zoning							
	Existing Zoning (R5B)		Existing Zoning (R5D/C1-3)		Proposed Zoning (R6A)		Proposed Zoning (R6A/C1-4)	
					Under MIH Zoning		Under MIH Zoning	
	ZR Section #	R5B	ZR Section #	R5D/C1-3	ZR Section #	R6A (MIH)	ZR Section #	R6A/C1-4 (MIH)
USE GROUPS	22-10	1, 2, 3, 4	22-10, 32-10	1, 2, 3, 4, 5, 6	22-10	1, 2, 3, 4	22-10, 32-10	1, 2, 3, 4, 5, 6
Residential	23-142	1.35	23-142	2.0	23-154**	3.6***, 2.42****	23-154**	3.6***, 2.42****
Affordable Independent Residences for Seniors	23-144	1.95	23-144	1.95	23-155	3.9	23-155	3.9
Community Facility	24-11	2.0	24-11	2.0	24-11	4.8	24-11	4.8
Commercial	n/a	n/a	33-121	2.0	n/a	n/a	33-121	2.0
Commercial and Community Facility	n/a	n/a	33-121	2.0	n/a	n/a	33-121	4.8
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
YARDS								
Minimum Front Yard	23-45	5', or as deep as adjacent front yard	23-45	5'	n/a	n/a	n/a	n/a
Minimum Side Yard	23-461/462	8' (Detached), 4' (Semi-detached)	23-461 / 35-25	8' (Detached), 4' (Semi-detached), None or 8' (Commercial)	23-462	None or 8'	23-462 / 35-25	None or 8'
Minimum Rear Yard	23-47	30'	23-47 / 35-26	30', 20' (Commercial)	23-47	30'	23-47 / 35-26	30'
HEIGHT AND SETBACKS								
Minimum Base Height	n/a	n/a	n/a	n/a	23-662	40' (QH)***, 30' (QH)****	23-662	40' (QH)***, 30' (QH)****
Maximum Base Height	23-631(e)	30'	23-631(f)/ 33-433	45'/4 stories (w/ QGF)	23-664*	65' (w/QGF)	23-664** / 33-431	65' (w/ QGF), 60' or 4 stories (comm.)
Maximum Building Height	23-631(e)	33'	23-631(f)	45'/4-Stories (w/ QGF)	23-664*	85'/8-Stories (w/QGF)	23-664**	85'/8-Stories (w/ QGF)
Maximum Height of Front Wall	23-631(e)	30'	23-664(f)/ 33-433	45'/4-stories (w/ QGF)	23-664*	65' (w/QGF)	23-664** / 33-431	65' (w/ QGF), 60' or 4 stories (comm.)
Sky Exposure Plane	n/a	n/a	n/a	n/a	23-641	2.7:1 narrow / 5.6:1 wide (HF)	33-431	2.7:1 narrow / 5.6:1 wide (comm.)
Setbacks from Narrow Streets	n/a	n/a	n/a	n/a	23-641/23-662(c)	15' (QH), 20' (HF)	23-641 / 23-662(c) / 33-431	15' (QH), 20' (HF), 20' (comm.)
Setbacks from Wide Streets	n/a	n/a	n/a	n/a	23-641/23-662(c)	10' (QH), 15' (HF)	23-641 / 23-662(c) / 33-431	10' (QH), 15' (HF), 15' (comm.)
OPEN SPACE								
Minimum Open Space Ratio/Maximum Lot Coverage	23-142	45%	23-142	40% / 20% (Corner)	23-151	Varies	23-151	Varies
LOT COVERAGE								
Interior/Through Lot	23-142	55%	23-142	60%	23-153	60% / 65%*** (QH)	23-153	60% / 65%*** (QH)
Corner Lot	n/a	n/a	23-142	80%	23-153	100% (QH)	23-153	100% (QH)
DENSITY								
Maximum Number of Dwelling Units	23-22	900 sf/DU, 1,350 sf/DU*	23-22	760 sf/DU	23-22	680 sf/DU	23-22	680 sf/DU
Affordable Independent Residences for Seniors	n/a	n/a	n/a	n/a	23-23	325 sf/DU	23-23	325 sf/DU
PARKING								
Residential	25-23	66%	25-23	66%	25-23	50% (QH) / 70% (HF)	25-23	50% (QH) / 70% (HF)
Commercial/Manufacturing	n/a	n/a	36-21	By Use	n/a	n/a	36-21	By Use
Income-Restricted Housing Units	12-10/25-251	None (Transit Zone)	12-10/25-251	None (Transit Zone)	12-10/25-251	None (Transit Zone)	12-10/25-251	None (Transit Zone)
Affordable Independent Residences for Seniors	12-10/25-252	None (Transit Zone)	12-10/25-252	None (Transit Zone)	12-10/25-252	None (Transit Zone)	12-10/25-252	None (Transit Zone)
Government Assisted Dwelling Units	12-10/25-253	n/a	12-10/25-253	55%	12-10/25-253	35% (QH) / 55% (HF)	12-10/25-253	35% (QH) / 55% (HF)
LOADING								
Commercial/Manufacturing	n/a	n/a	36-62	By Use	n/a	n/a	36-62	By Use
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)
Bicycle Parking (Affordable Independent Residences for Seniors)	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	n/a	n/a	36-711	By Use	n/a	n/a	36-711	By Use

*For zoning lots with less than 40 feet of street frontage and existing on the effective date of establishing such districts on the zoning maps

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