61-00 Francis Lewis Boulevard, Queens

Zoning Comparison Table

1/8/2025

	R4 Existing Zoning		R4/C1-2 Proposed Zoning	
	ZR Section #	**R4**	**ZR Section #**	**R4/C1-2**
USE GROUPS				
Permitted Use Groups	22-10	I-IV	22-10 / 32-10	I-X
MAXIMUM FAR				
Residential	23-21	1.0, 1.5*	23-21	1.0, 1.5*
Community Facility	24-11	2.0	33-121	2.0
Commercial	n/a	n/a	33-121	2.0
Commercial and Community Facility	n/a	n/a	33-121	2.0
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	23-321	10', 5'**	34-231	n/a
Minimum Side Yard	23-331	Two of 5' each (Detached), 5' (Semi-Detached & Zero Lot Line), None or 5' (Other Residences)	34-232 / 33-25	None or 5' (Residential), None or 8' (Commercial)
Minimum Rear Yard	23-342	30'***, 20' (At or Below 75') / 30' (Above 75')****	23-342 / 33-26	30'***, 20' (At or Below 75') / 30' (Above 75')****, 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	n/a	n/a	n/a	n/a
Maximum Base Height	23-421 / 23-424	25' (Pitched-Roof), 35'*	23-421 / 23-424 / 33-431	25' (Pitched-Roof), 35'*, 30' or 2-Stories (Commercial)
Maximum Building Height	23-421 / 23-422(a) / 23-424	Sky Exposure Plane (Pitched-Roof), 35' (Flat-Roof), 45'*	23-421 / 23-422(a) / 23-424 / 33-431	Sky Exposure Plane (Pitched-Roof), 35' (Flat-Roof), 45'*, Sky Exposure Plane (Commercial)
Sky Exposure Plane	23-421	By Roof Type	23-421 / 33-431	By Roof Type (Residential), 1 to 1 (Commercial)
Setbacks from Narrow Streets	n/a	n/a	33-431	20'
Setbacks from Wide Streets	n/a	n/a	33-431	15'
LOT COVERAGE				
Interior/Through Lot	23-361	60% (One- & Two-Family Homes), 80% (Multiple Dwellings)	23-361	60% (One- & Two-Family Homes), 80% (Multiple Dwellings)
Corner Lot	23-361	80% (One- & Two-Family Homes), 100% (Multiple Dwellings)	23-361	80% (One- & Two-Family Homes), 100% (Multiple Dwellings)
DENSITY				
Maximum Number of Dwelling Units	23-52	680 sf/DU, None^	23-52	680 sf/DU, None^
PARKING				
Residential	25-232	50%	25-232	50%
Commercial	n/a	n/a	36-21	By Use
Qualifying Affordable Housing	25-232	50%	25-232	50%
Qualifying Senior Housing	25-232	10%	25-232	10%
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units	25-811	1 per 2 dwelling units
Bicycle Parking (AIRS)	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	n/a	n/a	36-711	By Use
LOADING				
Commercial	n/a	n/a	36-62	By Use

*If a qualifying residential site

**If a qualifying residential site with a lot width of at least 150 feet

***If lot is less than 40' wide

****If lot is equal to or greater than 40' wide

^There is no dwelling unit factor for developments or enlargements in special density areas, qualifying senior housing, or conversions