14-10 Beach Channel Drive, Queens

Zoning Comparison Table

	Permitted/Required					
	Existing Zoning (R5)		Proposed Zoning (R6A) (Under MIH Zoning)		Proposed Zoning (R6A/C2-4) (Under MIH Zoning)	
	ZR Section #	R5	ZR Section #	R6A (MIH)	ZR Section #	R6A/C2-4 (MIH)
USE GROUPS						
Permitted Use Groups	22-10	I-IV	22-10	I-IV	22-10 / 32-10	I-IV, VI-X
MAXIMUM FAR						
Residential	23-21	1.5, 2.0*	23-22	3.9***	23-22	3.9***
Community Facility	24-11	2.0	24-11	3.0	33-121 / 24-11	3.0
Commercial	n/a	n/a	n/a	n/a	33-121	2.0
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	23-321	10'	23-322	None	n/a	n/a
Minimum Side Yard	23-331	Two of 5' (Detached), 5' (Semi-Detached & Zero Lot Line), None or 5' (Other Residences)	23-334	Two of 5' (Detached), None or 5' (All Other Residences)	33-25 / 23-334	None or 8' (Commercial), None or 5' (Residential)
Minimum Rear Yard	23-342	20'	23-342	30'****, 20' (At or Below 75') / 30' (Above 75')*****	33-26 / 23-342	20' (Commercial), 30'****, 20' (At or Below 75') / 30' (Above 75')***** (Residential)
HEIGHT AND SETBACKS						
Minimum Base Height	23-422	n/a	23-432	40'	23-432^	40'
Maximum Base Height	23-422(d) / 23-424	35', 45'*	23-432	65'	23-432^	65'
Maximum Building Height	23-422(d) / 23-424	45', 55*	23-432	95'***	23-432^	95'***
Sky Exposure Plane	n/a	n/a	n/a	n/a	n/a^	n/a
Setbacks from Narrow Streets	23-423	15'	23-433	15'	23-433^	15'
Setbacks from Wide Streets	23-423	10'	23-433	10'	23-433^	10'
LOT COVERAGE						
Interior/Through Lot	23-361	60% (One- & Two-Family Homes), 80% (Multiple Dwellings)	23-362	80%	23-362	80%
Corner Lot	23-361	80% (One- & Two-Family Homes), 100% (Multiple Dwellings)	23-362	100%	23-362	100%
DENSITY						
Maximum Number of Dwelling Units	23-52	680 sf/DU, None**	23-52	680 sf/DU, None**	23-52	680 sf/DU, None**
PARKING						
Residential	25-241(b) / 25-232	50%	25-241(b) / 25-232	50%	25-241(b) / 25-232	50%
Commercial	n/a	n/a	n/a	n/a	36-21	By Use
Qualifying Affordable Housing	25-241(b) / 25-222	None	25-241(b) / 25-222	None	25-241(b) / 25-222	None
Qualifying Senior Housing	25-241(b) / 25-222	None	25-241(b) / 25-222	None	25-241(b) / 25-222	None
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units (UG-2)	25-811	1 per 2 dwelling units (UG-2)	25-811	1 per 2 dwelling units (UG-2)
Bicycle Parking (Affordable Independent Residences for Seniors)	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf
Bicycle Parking (Commercial)	n/a	n/a	n/a	n/a	36-711	By Use
LOADING						
Commercial	n/a	n/a	n/a	n/a	36-62	By Use

*if a qualifying residential site

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

***When providing affordable housing pursuant to Mandatory Inclusionary Housing or Universal Affordability Preference

****If lot is less than 40' wide

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

^Per ZR Section 33-40, commercial uses in R6A districts are subject to the Height and Setback Requirements in ZR Section 23-43