245-01 Jamaica Avenue, Queens

Zoning Comparison Table

	Permitted/Required			
	Existing Zoning (R4/C1-3)		Proposed Zoning (R4/C2-3)	
	ZR Section #	R4/C1-3	ZR Section #	R4/C2-3
USE GROUPS	22-10/32-10	1, 2, 3, 4, 6	22-10/32-10	1, 2, 3, 4, 5, 6, 7, 8, 9 & 14
FAR				
Residential FAR	23-142	0.75	23-142	2
Affordable Independent Residences for Seniors FAR	23-144	1.29	23-144	1.29
Community Facility FAR	33-121	2	33-121	2
Commercial FAR	33-121	1	33-121	1
Commercial and Community Facility FAR	33-121	2	33-121	2
Manufacturing FAR	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	23-45/35-51	10 feet / 18 feet / none (Commercial)	23-45/35-51	10 feet / 18 feet / none (Commercial)
Minimum Side Yard	23-461(a)/35-52	13 feet (total) / 8 feet (min) / 0 or 8 feet (Commercial)	23-461(a)/35-52	13 feet (total) / 8 feet (min) / none (Commercial)
Minimum Rear Yard	23-47/33-26	30' / 20' (Commecial)	23-47/33-26	30' / 20' (Commecial)
HEIGHT AND SETBACKS				
Minimum Base Height	35-22/35-652/23-631(b)	n/a	35-22/35-652/23-631(b)	n/a
Maximum Base Height	35-22/35-652/23-631(b)	25' / 30'/2 stories (Commercial & CF)	35-22/35-652/23-631(b)	25'
Maximum Building Height	23-631(b)	35' / Sky exposure plane (Commerical & CF)	35-22/35-652/23-631(b)	35'
Maximum Height of Front Wall	35-22/35-652/23-631(b)	25'	35-22/35-652/23-631(b)	25'
Sky Exposure Plane	33-431	1:01	35-22/35-652/23-631(b)	n/a
Setbacks from Narrow Streets	35-22/35-652/23-631(b)	20 feet (Commercial)	35-22/35-652/23-631(b)	n/a
Setbacks from Wide Streets	35-22/35-652/23-631(b)	15 feet (Commercial)	35-22/35-652/23-631(b)	n/a
OPEN SPACE				
Minimum Open Space Ratio/Maximum Lot Coverage	23-142	55%	23-142	55%
LOT COVERAGE				
Interior/Through Lot	23-142/35-22	45% / 100% (Commercial) / 55% (CF)	23-142/35-22	45% / 100% (Commercial)
Corner Lot	23-142/35-22	45% / 100% (Commercial) / 60% (CF)	23-142/35-22	45% / 100% (Commercial)
DENSITY				
Maximum Number of Dwelling Units	23-22	870 sf/DU	23-22	870 sf/DU
PARKING				
Residential	25-23	100%	25-23	100%
Commercial	36-21	By Use	36-21	By Use
Income-Restricted Housing Units	12-10/25-251	50% or None (Transit Zone)	12-10/25-251	50% or None (Transit Zone)
Affordable Independent Residences for Seniors	12-10/25-252	10% or None (Transit Zone)	12-10/25-252	10% or None (Transit Zone)
Government Assisted Dwelling Units	12-10/25-253	80%	12-10/25-253	80%
LOADING				
Commercial	36-62	By Use	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)
Bicycle Parking (Affordable Independent Residences for Seniors)	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf
Bicycle Parking (Commercial)	n/a	n/a	n/a	n/a