138-23 Queens Boulevard, Queens

Zoning Comparison Table

	Existing/Proposed Zoning							
	Existing Zoning (R6A/C1-4)		Proposed Zoning (R6A)		Proposed Zoning (R6A/C2-4)		Proposed Zoning (R8X/C2-4) Under MIH Zoning	
	ZR Section #	R6A/C1-4	ZR Section #	R6A	ZR Section #	R6A/C2-4	ZR Section #	R8X/C2-4 (MIH)
USE GROUPS								
Permitted Use Groups	22-10 / 32-10	I-IV, VI-X	22-10	I-IV	22-10 / 32-10	I-IV, VI-X	22-10 / 32-10	I-IV, VI-X
MAXIMUM FAR								
Residential	23-22	3.0	23-22	3.0	23-22	3.0	23-22	6.02
Qualifying Affordable / Senior Housing	23-22	3.9	23-22	3.9	23-22	3.9	23-22	7.2
Community Facility	33-121 / 24-11	3.0	24-11	3.0	33-121 / 24-11	3.0	33-121 / 24-11	6.0
Commercial	33-121	2.0	n/a	2.0	33-121	2.0	33-121	2.0
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
YARDS								
Minimum Front Yard	n/a	n/a	23-322	None	n/a	n/a	n/a	n/a
Minimum Side Yard	34-232 / 33-25	None or 5' (Residential), None or 8' (Commercial)	23-334	Two of 5' (Detached), None or 5' (All Other Residences)	34-232 / 33-25	None or 5' (Residential), None or 8' (Commercial)	34-232 / 33-25	None or 5' (Residential), None or 8' (Commercial)
Minimum Rear Yard	23-342 / 33-26	20' or 30' (Varies) (Residential), 20' (Commercial)	23-342	20' or 30' (Varies)	23-342 / 33-26	20' or 30' (Varies) (Residential), 20' (Commercial)	23-342 / 33-26	20' or 30' (Varies) (Residential), 20' (Commercial)
HEIGHT AND SETBACKS								
Minimum Base Height	23-432^	40'	23-432	40'	23-432^	40'	23-432^	60'
Maximum Base Height	23-432^	65'	23-432	65'	23-432^	65'	23-432^	105'*
Maximum Building Height	23-432^	95'*	23-432	95'*	23-432^	95'*	23-432^	175'*
Sky Exposure Plane	n/a^	n/a	n/a	n/a	n/a^	n/a	n/a^	n/a
Setbacks from Narrow Streets	23-433^	15'	23-433	15'	23-433^	15'	23-433^	15'
Setbacks from Wide Streets	23-433^	10'	23-433	10'	23-433^	10'	23-433^	10'
LOT COVERAGE								
Interior/Through Lot	23-362	80%	23-362	80%	23-362	80%	23-362	80%
Corner Lot	23-362	100%	23-362	100%	23-362	100%	23-362	100%
DENSITY								
Maximum Number of Dwelling Units	23-52	680 sf/DU	23-52	680 sf/DU	23-52	680 sf/DU	23-52	680 sf/DU
Qualifying Senior Housing / Conversions	23-52	n/a	23-52	n/a	23-52	n/a	23-52	n/a
PARKING								
Residential	25-222	25%	25-222	25%	25-222	25%	25-222	12%
Commercial	36-21	By Use	n/a	n/a	36-21	By Use	36-21	By Use
Income-Restricted Housing Units	25-222	None (Outer Transit Zone)	25-222	None (Outer Transit Zone)	25-222	None (Outer Transit Zone)	25-222	None (Outer Transit Zone)
Affordable Independent Residences for Seniors	25-222	None (Outer Transit Zone)	25-222	None (Outer Transit Zone)	25-222	None (Outer Transit Zone)	25-222	None (Outer Transit Zone)
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)	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	25-811	1 per 10,000 sf
Bicycle Parking (Commercial)	36-711	By Use	n/a	n/a	36-711	By Use	36-711	By Use
LOADING								
Commercial	36-62	By Use	n/a	n/a	36-62	By Use	36-62	By Use

*When providing qualifying affordable housing or qualifying senior housing

^Per ZR Section 33-40, commercial uses in R6A & R8X districts are subject to Height and Setback regulations in ZR Section 23-43