Ikos Senior Living, Queens

Zoning Comparison Table

	Existing/Proposed Zoning							
	Existing Zoning (R5)		Existing Zoning (R5/C1-2)		Proposed Zoning (C4-2A) (Under MIH Zoning)		Proposed Zoning (C4-5) (Under MIH Zoning)	
	ZR Section #	R5	ZR Section #	R5/C1-2	ZR Section #	C4-2A (MIH)	ZR Section #	C4-5 (MIH)
USE GROUPS								
Permitted Use Groups	22-10	I-IV	22-10 / 32-10	I-IV, VI-X	22-10 / 32-10	I-IV, VI-X	22-10 / 32-10	I-IV, VI-X
MAXIMUM FAR								
Residential	23-21	1.5, 2.0*	23-21	1.5, 2.0*	34-112 / 23-22^	3.9	34-112 / 23-22^	5.01
Community Facility (CF)	24-11	2.0	33-121 / 24-11	2.0	33-123	3.0	33-123	6.5
Commercial	n/a	n/a	33-121	2.0	33-122	3.0	33-122	3.4
Commercial and Community Facility	n/a	n/a	33-121 / 24-11	2.0	33-123	3.0	33-123	6.5
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
YARDS								
Minimum Front Yard	23-321	10'	34-231	None	n/a	n/a	n/a	n/a
Minimum Side Yard	23-331	Two of 5' (Detached), 5' (Semi-Detached & Zero Lot Line), None or 5' (Other Residences)	34-232 / 33-25	None or 5' (Residential), None or 8' (Commercial)	33-25 / 34-232	None or 5' (Residential), None or 8' (Commercial)	33-25 / 34-232	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)	33-26 / 23-342	30'**, 20' (At or Below 75') / 30' (Above 75')***, 20' (Commercial)	33-26 / 23-342	30'**, 20' (At or Below 75') / 30' (Above 75')***, 20' (Commercial)
HEIGHT AND SETBACKS								
Minimum Base Height	23-422	n/a	23-422	n/a	34-112 / 23-432	40'	34-112 / 23-432	40'
Maximum Base Height	23-422(d) / 23-424	35', 45'*	23-422(d) / 23-424 / 33-431	35', 45'*, 30' or 2-Stories (Commercial)	34-112 / 23-432^	65'	34-112 / 23-432^ / 33-432	85' (Residential), 60' or 4-Stories (Commercial)
Maximum Building Height	23-422(d) / 23-424	45', 55*	23-422(d) / 23-424 / 33-431	45', 55*, Sky Exposure Plane	34-112 / 23-432^	95'	34-112 / 23-432^ / 23-434(b) / 33-432	105^^, 115^^^ (Residential), 155^^^^, Sky Exposure Plane (Commercial)
Sky Exposure Plane	n/a	n/a	33-431	1 to 1	n/a	n/a	33-432	2.7 to 1 (narrow), 5.6 to 1 (wide)
Setbacks from Narrow Streets	23-423	15'	23-423 / 33-431	15', 20' (Commercial)	34-112 / 23-433	15'	34-112 / 23-433 / 33-432	15' (Residential), 20' (Commercial)
Setbacks from Wide Streets	23-423	10'	23-423 / 33-431	10', 15' (Commercial)	34-112 / 23-433	10'	34-112 / 23-433 / 33-432	10' (Residential), 15' (Commercial)
LOT COVERAGE								
Interior/Through Lot	23-361 / 24-11	60% (One- & Two-Family Homes), 80% (Multiple Dwellings), 55% (CF)	23-361 / 24-11	60% (One- & Two-Family Homes), 80% (Multiple Dwellings), 55% (CF)	23-361 / 24-11	80%, 60% (CF)	23-361 / 24-11	80%, 60% (CF)
Corner Lot	23-361 / 24-11	80% (One- & Two-Family Homes), 100% (Multiple Dwellings), 60% (CF)	23-361 / 24-11	80% (One- & Two-Family Homes), 100% (Multiple Dwellings), 60% (CF)	23-361 / 24-11	100%, 80% (CF)	23-361 / 24-11	100%, 80% (CF)
DENSITY								
Maximum Number of Dwelling Units	23-52	680 sf/DU, None****	23-52	680 sf/DU, None****	23-52	680 sf/DU, None****	23-52	680 sf/DU, None****
PARKING								
Residential	25-211	None	25-211	None	25-211	None	25-211	None
Commercial	n/a	n/a	36-21	By Use	36-21	By Use	36-21	By Use
Qualifying Affordable Housing	25-211	None	25-211	None	25-211	None	25-211	None
Qualifying Senior Housing	25-211	None	25-211	None	25-211	None	25-211	None
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units (UG-2)	36-711, 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	36-711	1 per 10,000 sf	36-711	1 per 10,000 sf
Bicycle Parking (Commercial)	n/a	n/a	36-711	By Use	36-711	By Use	36-711	By Use
LOADING								
Commercial	n/a	n/a	36-62	By Use	36-62	By Use	36-62	By Use

*if a qualifying residential site
**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
^When providing affordable housing pursuant to the Mandatory Inclusionary Housing Program or Universal Affordability Program
^^Beyond 100' of a wide street
^^^Within 100' of a wide street
^^^^If using eligible site provisions