Cross Bay Boulevard Rezoning, Queens

Zoning Comparison Table

	Existing/Proposed Zoning							
	Existing Zoning (R2)		Existing Zoning (R3-1/C2-2)		Proposed Zoning (R6B/C2-2) Under MIH Zoning		Proposed Zoning (R6B/C2-5) Under MIH Zoning	
	ZR Section #	R2	ZR Section #	R3-1/C2-2	ZR Section #	R6B/C2-2 (MIH)	ZR Section #	R6B/C2-5 (MIH)
USE GROUPS	22-10	1,3,4	22-10, 32-10	1-9, 14	22-10, 32-10	1-9, 14	22-10, 32-10	1-9, 14
Residential	23-142	0.5	23-142	0.6*	23-154**	2.2	23-154**	2.2
Affordable Independent Residences for Seniors	n/a	n/a	n/a	n/a	23-155	2.2	23-155	2.2
Community Facility	24-11	1.0	24-11	1.0	24-11	2.0	24-11	2.0
Commercial	n/a	n/a	33-121	1.0	33-121	2.0	33-121	2.0
Commercial and Community Facility	n/a	n/a	33-121	1.0	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	23-45a	15'	23-45 / 35-51	15', None (Commercial)	n/a	n/a	n/a	n/a
Minimum Side Yard	23-461	13' (Total), 5' (Min.)	23-461 / 33-25	13' (Total), 5' (Min.) (Detached), 8' (Semi-detached), 8' or None (Commercial)	23-462 / 33-25	8' or None	23-462 / 33-25	8' or None (Commercial)
Minimum Rear Yard	23-47	30'	23-47 / 33-26	30', 20' (Commercial)	23-47 / 33-26	30', 20' (Commercial)	23-47 / 33-26	30', 20' (Commercial)
HEIGHT AND SETBACKS								
Minimum Base Height	n/a	n/a	n/a	n/a	23-662(b)	30'	23-662(b)	30'
Maximum Base Height	23-631(a)	25'	23-631(b) / 33-431	21', 30' or 2 stories (Commercial)	23-662(b) / 33-431	45' (w/QGF), 60' or 4 stories (Commercial)	23-662(b) / 33-431	45' (w/QGF), 60' or 4 stories (Commercial)
Maximum Building Height	23-631(a)	Sky Exposure Plane	23-631(b)	35'	23-662(b)	55' (w/ QGF)	23-662(b)	55' (w/ QGF)
Maximum Height of Front Wall	23-631(a)	25'	23-631(b) / 33-431	21', 30' or 2 stories (Commercial)	23-662(b) / 33-431	45' (w/ QGF), 60' or 4 stories (Commercial)	23-662(b) / 33-431	45' (w/ QGF), 60' or 4 stories (Commercial)
Sky Exposure Plane	23-631(a)	1:1	33-431	1:1 (Commercial)	33-431	2.7:1 (narrow), 5.6:1 (wide) (Commercial)	33-431	2.7:1 (narrow), 5.6:1 (wide) (Commercial)
Setbacks from Narrow Streets	n/a	n/a	33-431	20'	33-431	20'	33-431	20'
Setbacks from Wide Streets	n/a	n/a	33-431	15'	33-431	15'	33-431	15'
OPEN SPACE								
Minimum Open Space Ratio/Maximum Lot Coverage	23-141	150%	23-142	65%	n/a	n/a	n/a	n/a
LOT COVERAGE								
Interior/Through Lot	23-141/24-11	55% (CF)	23-142	35%, 55% (CF)	23-153	60%	23-153	60%
Corner Lot	23-141/24-11	60% (CF)	23-142	35%, 60% (CF)	23-153	100%	23-153	100%
DENSITY								
Maximum Number of Dwelling Units	23-22	1900 sf/DU	23-22	625 sf/DU	23-22	680 sf/DU	23-22	680 sf/DU
Affordable Independent Residences for Seniors	n/a	n/a	23-23	325 sf/DU	23-23	325 sf/DU	23-23	325 sf/DU
PARKING								
Residential	25-23	100%	25-23	100%	25-23	50%	25-23	50%
Commercial/Manufacturing	12-10/25-31	n/a	36-21	By Use	36-21	By Use	36-21	By Use
Income-Restricted Housing Units	12-10/25-251	n/a	12-10/25-251	n/a	12-10/25-251	25.0%	12-10/25-251	25.0%
Affordable Independent Residences for Seniors	12-10/25-252	n/a	12-10/25-252	n/a	12-10/25-252	10%	12-10/25-252	10%
Government Assisted Dwelling Units	12-10/25-253	n/a	12-10/25-253	n/a	12-10/25-253	35%	12-10/25-253	35%
LOADING								
Commercial	n/a	n/a	36-62	By Use	36-62	By Use	36-62	By Use
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	n/a	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	36-711	By Use	36-711	By Use	36-711	By Use

*With attic allowance

**When providing affordable housing pursuant to the Inclusionary Housing Program set forth in Section 23-90