25-46 Far Rockaway Boulevard, Queens

Zoning Comparison Table

	Permitted/Required			
	Existing Zoning (R4-1)		Proposed Zoning (R6B) (Under MIH Zoning)	
	ZR Section #	R4-1	ZR Section #	R6B (MIH)
USE GROUPS	22-10	1, 2, 3, 4	22-10	1, 2, 3, 4
MAXIMUM FAR				
Residential	23-142	0.75	23-154*	2.2
Community Facility	24-11	2	24-11	2
Commercial	n/a	n/a	n/a	n/a
Commercial and Community Facility	n/a	n/a	n/a	n/a
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	23-45	10 feet	n/a	n/a
Minimum Side Yard	23-461(a)	8 feet or none	23-462	8 feet or none
Minimum Rear Yard	23-47	30'	23-47	30'
HEIGHT AND SETBACKS				
Minimum Base Height	23-631(b)	n/a	23-662	30'
Maximum Base Height	23-631(b)	25'	23-662	45' (w/ QGF)
Maximum Building Height	23-631(b)	35'	23-662	55'/5-Stories (w/ QGF)
Maximum Height of Front Wall	23-631(b)	25'	23-662	45' (w/ QGF)
Sky Exposure Plane	23-631(b)	n/a	n/a	n/a
Setbacks from Narrow Streets	23-631(b)	n/a	23-662(c)	15'
Setbacks from Wide Streets	23-631(b)	n/a	23-662(c)	10'
OPEN SPACE/LOT COVERAGE				
Minimum Open Space Ratio	23-142	n/a (see yards)	n/a	n/a
Maximum Lot Coverage	23-142	n/a (see yards)	23-153	60%, 100% (Corner Lot)
DENSITY				
Affordable Dwelling Units	23-22	870 sf/DU	23-22	680 sf/DU
PARKING				
Residential	25-22/23	100% or 1/DU (Individual)	25-23	50%
Commercial	n/a	n/a	n/a	n/a
Income-Restricted Housing Units	12-10/25-251	50%	12-10/25-251	25%
Government Assisted Dwelling Units	12-10/25-253	80%	12-10/25-253	10%
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units	25-80	1 per 2 dwelling units
Bicycle Parking (Commercial)	n/a	n/a	n/a	n/a
LOADING				
Commercial	n/a	n/a	n/a	n/a