30-05 Farrington Street, Queens

Zoning Comparison Table

	Permitted/Required			
	Existing Zoning (M1-1)		Proposed Zoning R7A (Under MIH Zoning)	
	ZR Section #	M1-1	ZR Section #	R7A
USE GROUPS	42-10	4, 6-14, 16, 17	22-10, 32-10	1, 2, 3, 4
Residential	n/a	n/a	23-154*	4.6
Affordable Independent Residences for Seniors	n/a	n/a	23-155	5.01
Community Facility	43-122	2.4	33-121	4.0
Commercial	43-12	1	n/a	n/a
Commercial and Community Facility	43-122	2.4	n/a	n/a
Manufacturing	42-12	1	n/a	n/a
YARDS				
Minimum Front Yard	n/a	n/a	n/a	n/a
Minimum Side Yard	43-25	None or 8'	23-462	None or 8 feet
Minimum Rear Yard	43-26	20'	23-47	30'
HEIGHT AND SETBACKS				
Minimum Base Height	43-43	n/a	23-662	40'
Maximum Base Height	43-43	30'/2-stories	23-664*	75'
Maximum Building Height	43-43	Sky Exposure Plane	23-664*	95'**/9-stories
Maximum Height of Front Wall	43-43	30'/2-stories	23-664*	75'
Sky Exposure Plane	43-43	1 to 1	n/a	n/a
Setbacks from Narrow Streets	43-43	20'	23-662	15'
Setbacks from Wide Streets	43-44	15'	23-662	10'
OPEN SPACE				
Minimum Open Space Ratio	n/a	n/a	n/a	n/a
LOT COVERAGE				
Corner Lot	n/a	n/a	23-153	65%
Max Interior/Through Lot	n/a	n/a	23-153	100%
DENSITY				
Dwelling Units	n/a	n/a	23-22	680 sf/DU
Affordable Independent Residences for Seniors	n/a	n/a	23-23	325 sf/DU
PARKING				
Residential	n/a	n/a	25-23	50%
Commercial	44-20	By Use	n/a	n/a
Income-Restricted Housing Units	n/a	n/a	12-10/25-251	15%
Affordable Independent Residences for Seniors	n/a	n/a	12-10/25-252	10%
Government Assisted Parking	n/a	n/a	12-10/25-253	25%
LOADING				
Commercial	44-52	By Use	n/a	n/a

*When providing affordable housing units pursuant to the Mandatory Inclusionary Housing Program

**With Qualifying Ground Floor