50-20 108th Street, Queens

Zoning Comparison Table

2/20/2025

	R6B Existing Zoning		R6B/C2-3 Existing Zoning		R7A Proposed Zoning (MIH)		R7A/C2-4 Proposed Zoning (MIH)	
	ZR Section #	R6B	ZR Section #	R6B/C2-3	ZR Section #	R7A (MIH)	ZR Section #	R7A/C2-4 (MIH)
USE GROUPS								
Permitted Use Groups	22-10	1, 2, 3, 4	22-10 / 32-10	I-IV, VI-X	22-10	I-IV	22-10 / 32-10	I-IV, VI-X
MAXIMUM FAR								
Residential	23-22	2.0	23-22	2.0	23-22	4.0	23-22	4.0
Qualifying Affordable Housing and Qualifying Senior Housing	23-22	2.4	23-22	2.4	23-22	5.01	23-22	5.01
Community Facility	24-11	2.0	33-121 / 24-11	2.0	24-11	4.0	33-121 / 24-11	4.0
Commercial	n/a	n/a	33-121	2.0	n/a	n/a	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	n/a	n/a	23-322	None	n/a	n/a
Minimum Side Yard	23-334	Two of 5' (Detached), None or 5' (All Other Residences)	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)
Minimum Rear Yard	23-342	20' or 30' (Varies)	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)
HEIGHT AND SETBACKS								
Minimum Base Height	23-432	30'	23-432^	30'	23-432	40'	23-432^	40'
Maximum Base Height	23-432	45'	23-432^	45'	23-432	85'*	23-432^	85'*
Maximum Building Height	23-432	65'*	23-432^	65'*	23-432	115'*	23-432^	115'*
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 and Conversions	23-52	n/a	23-52	n/a	23-52	n/a	23-52	n/a
PARKING								
Residential	25-241(b) / 25-232	50%	25-241(b) / 25-232	50%	25-241(b) / 25-232	50% or 30%**	25-241(b) / 25-232	50% or 30%**
Commercial	n/a	n/a	36-21	By Use	n/a	n/a	36-21	By Use
Qualifying Affordable Housing	25-222	None (Outer Transit Zone)	25-222	None (Outer Transit Zone)	25-222	None (Outer Transit Zone)	25-222	None (Outer Transit Zone)
Qualifying Senior Housing	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	25-811	1 per 2 dwelling units	25-811	1 per 2 dwelling units	25-811	1 per 2 dwelling units
Bicycle Parking (AIRS)	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/Manufacturing)	n/a	n/a	36-711	By Use	n/a	n/a	36-711	By Use
LOADING								
Commercial	n/a	n/a	36-62	By Use	n/a	n/a	36-62	By Use

*When providing qualifying affordable housing or qualifying senior housing

**For zoning lots in R7A districts, the parking requirement per standard dwelling unit is reduced to 30% where the lot area is 10,000 sf or less

^Per ZR Section 33-40, commercial uses in R6B & R7A districts are subject to Height and Setback regulations in ZR Section 23-43