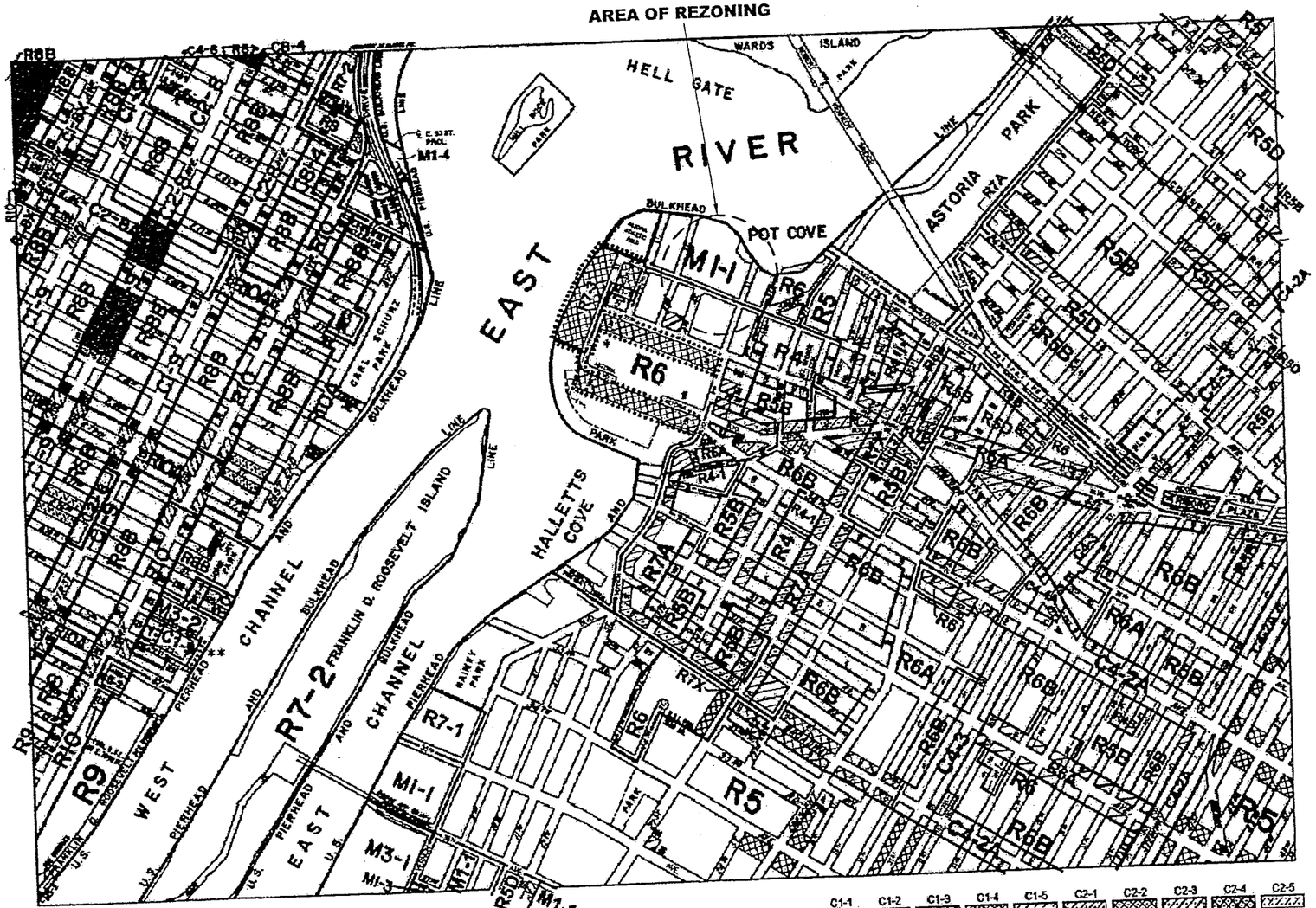


600 0 600 1200 1800 FEET

NOTE: STREETS FOR THE STREET MAP CHANGE C 130068 MMQ ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an **R, C** or **M** District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

**10-09-2013 C 130214 ZMM
*10-09-2013 C 090484 ZMQ
07-24-2013 C 110178 ZMQ

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas on this map, see APPENDIX F.

N

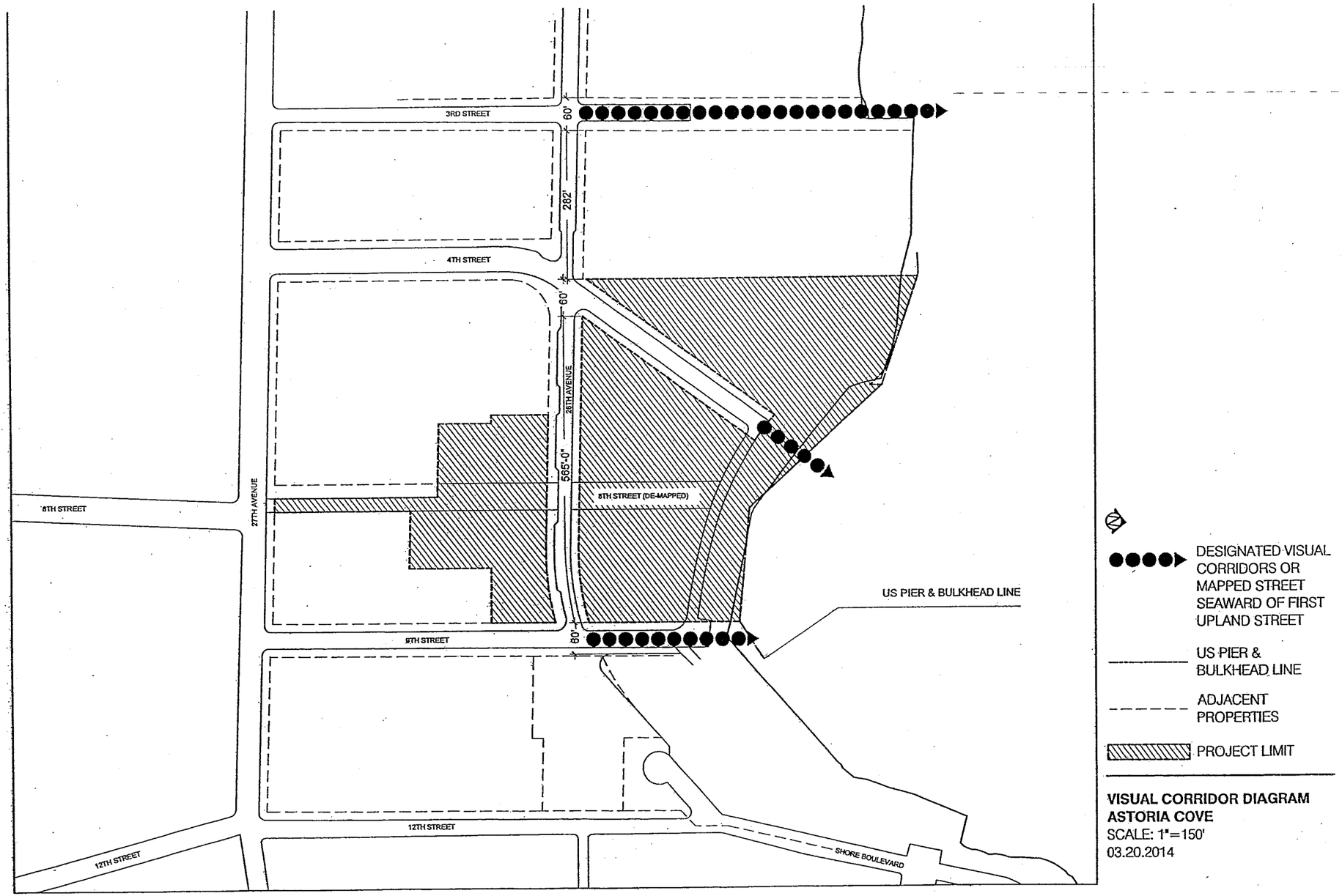
MAP KEY

5d	6b	6d
8c	**9a**	9c
8d	9b	9d

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ZONING MAP **9a**

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.



VISUAL CORRIDOR DIAGRAM
ASTORIA COVE
SCALE: 1"=150'
03.20.2014

ASTORIA COVE - BLOCK 907

FINANCE
NEW YORK
MARTHA E. STARK
COMMISSIONER

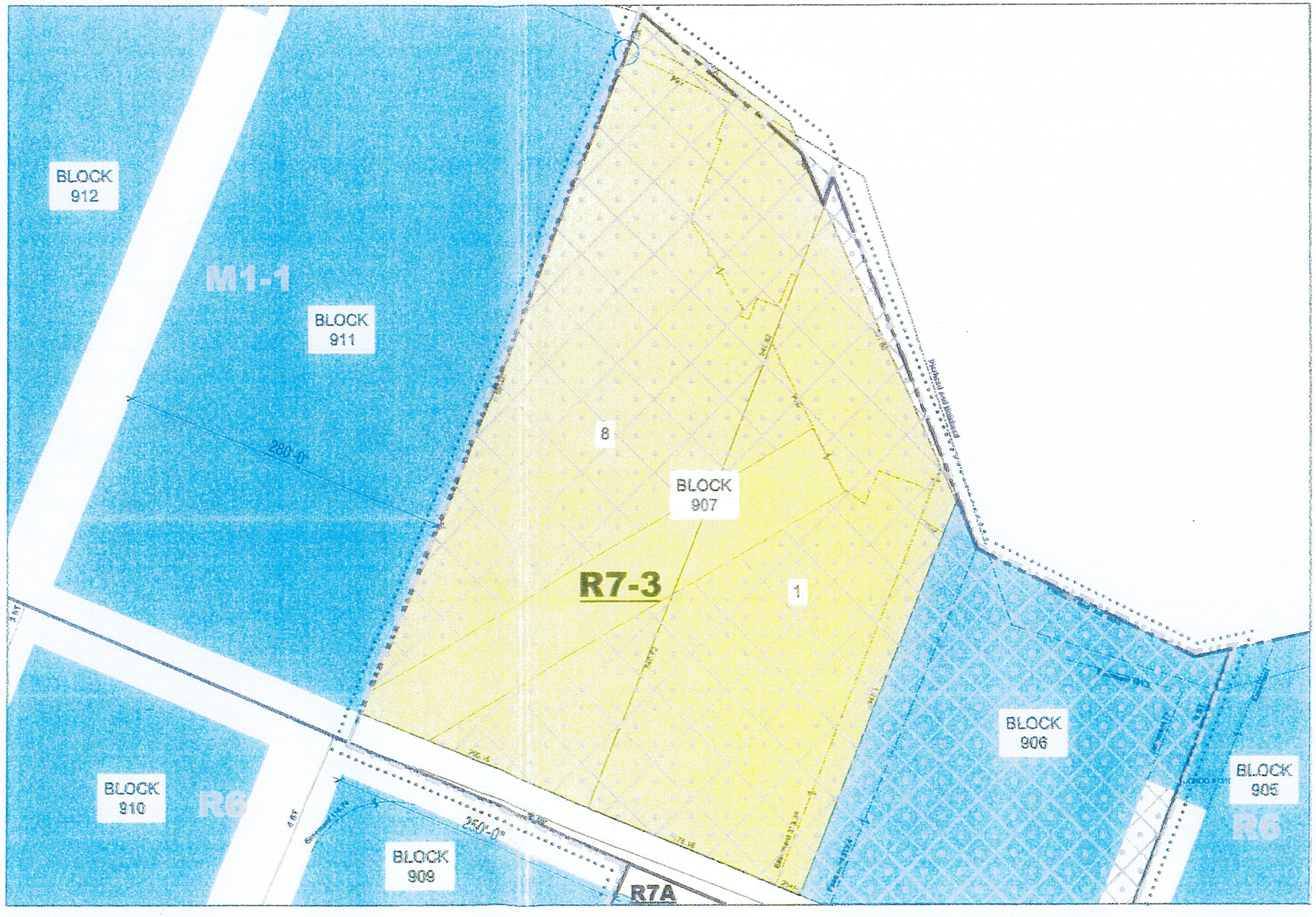
NYC Digital Tax Map

Effective Date : 12-07-2008 14:16:56
End Date : Current

Queens Block: 907

Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Zoning District Line
- C1-3 District
- C2-4 District
- Area of Re-zoning
- BUSD Boundary
- R6 New Zoning
- R6 Existing Zoning



ASTORIA COVE - BLOCK 908

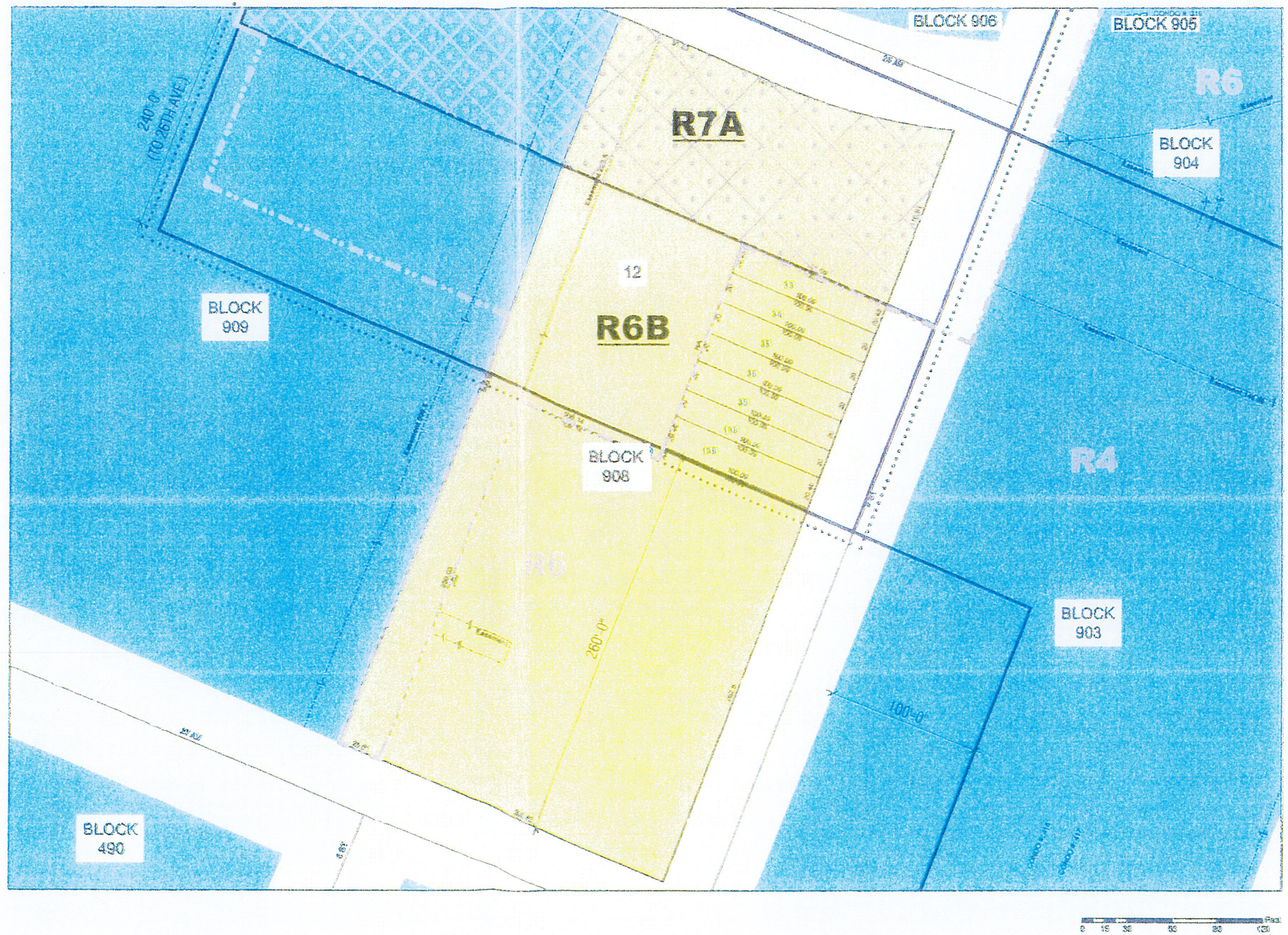
FINANCE
NEW YORK
MARTHA E. STARK
COMMISSIONER

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NYC Digital Tax Map

Effective Date : 12-07-2008 14:17:22
End Date : Current

Queens Block: 908



Legend

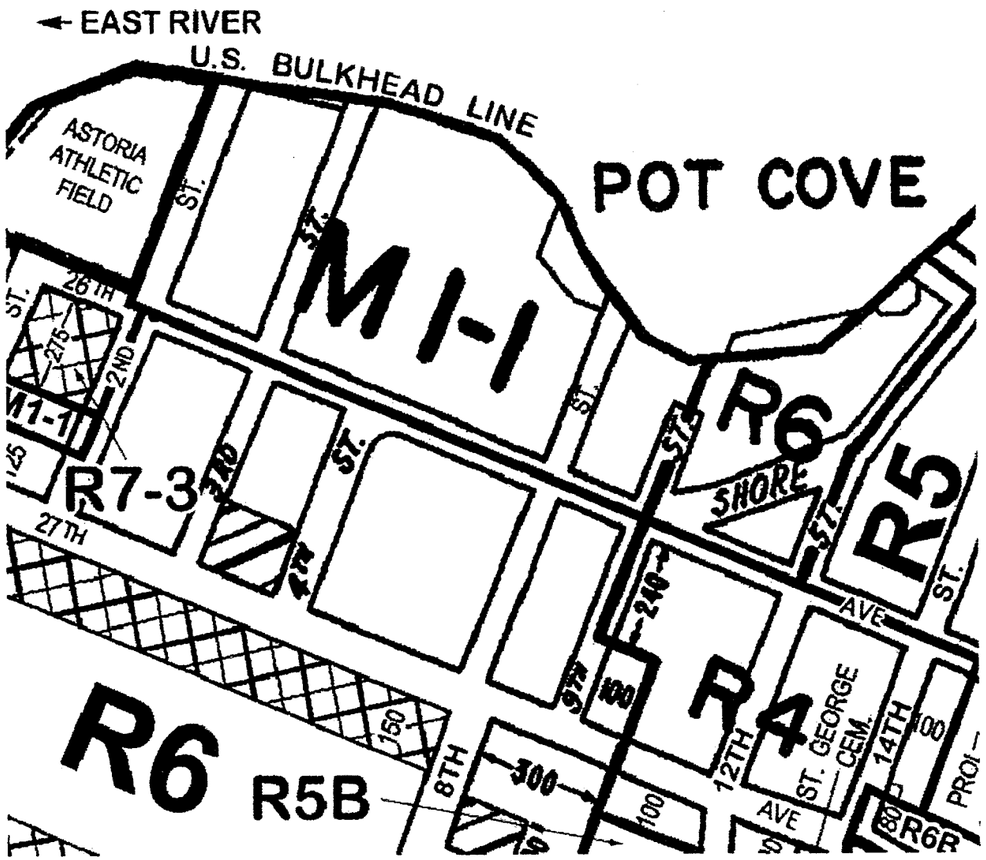
- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Zoning District Line
- C1-3 District
- C2-4 District
- Area of Re-zoning
- BLSD Boundary
- R6 New Zoning
- R6 Existing Zoning

ASTORIA COVE - BLOCK 909

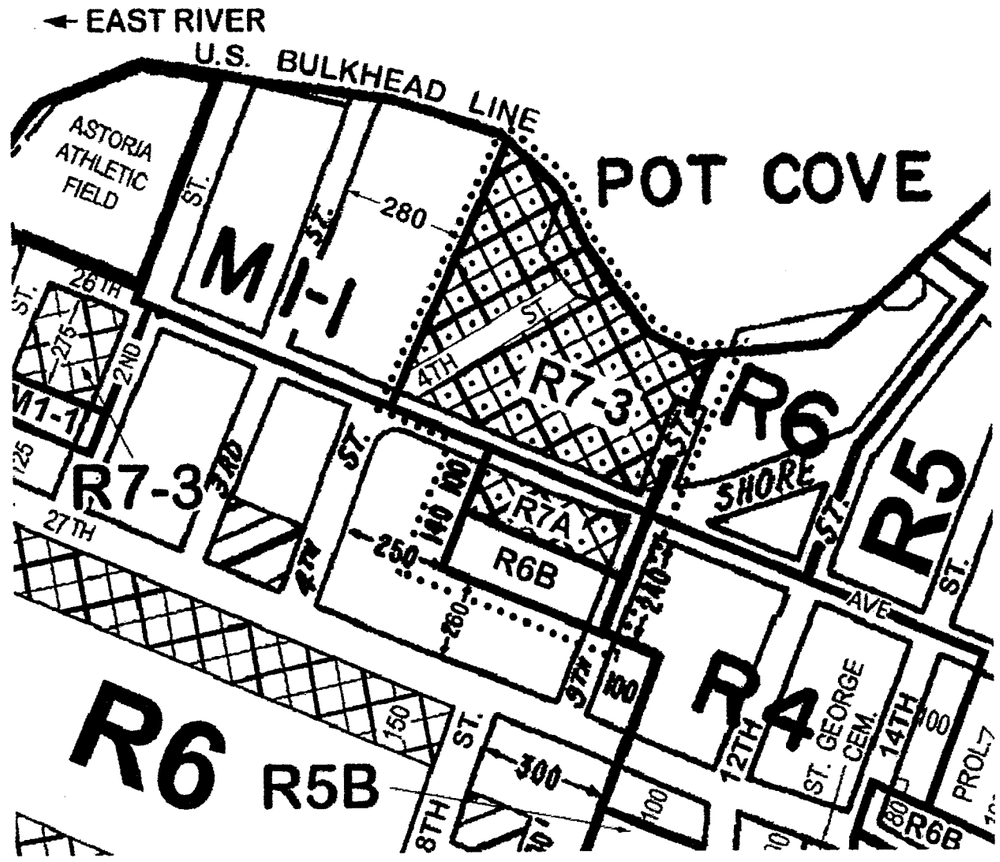


ZONING CHANGE MAP

A. CHANGING FROM AN M1-1 TO AN R7-3/C2-4 DISTRICT
B. CHANGING FROM AN R6 TO AN R7A/C2-4 DISTRICT
C. CHANGING FROM AN R6 TO AN R6B DISTRICT



EXISTING ZONING



PROPOSED ZONING

AREA OF REZONING

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

COMPARISON OF EXISTING AND PROPOSED ZONING

ASTORIA COVE, ASTORIA NY

	EXISTING		PROPOSED ZONING		
ZONE	M1-1	R6	R7-3 / C2-4 OVERLAY (WATERFRONT BLOCK)	R7A / C2-4 OVERLAY (NON-WATERFRONT BLOCK)	R6B (NON-WATERFRONT BLOCK)
FAR	1	RESIDENTIAL: 2.43 COMMUNITY FACILITY: 2.43	RESIDENTIAL: 5(IH); 3.75(Base) COMMUNITY FACILITY: 5 COMMERCIAL: 2	RESIDENTIAL: 4.6(IH); 3.45(Base) COMMUNITY FACILITY: 4 COMMERCIAL: 2	RESIDENTIAL: 2.2(IH); 2(Base) COMMUNITY FACILITY: 2
USE	MANUFACTURING COMMERCIAL	RESIDENTIAL COMMUNITY FACILITY	RESIDENTIAL COMMERCIAL COMMUNITY FACILITY	RESIDENTIAL COMMERCIAL COMMUNITY FACILITY	RESIDENTIAL COMMUNITY FACILITY
USE GROUPS	4-14, 16-17	1, 2, 3 & 4	1-4, 5, 6, 7, 8, 9 & 14	1-4, 5, 6, 7, 8, 9 & 14	1, 2, 3 & 4
STREET WALL HEIGHT	30' (43-43)	60' (62-341(c))	65' (62-341(c))	60' (23-633(b)(1))	40' (23-633(b)(1))
MAXIMUM HEIGHT	SKY EXPOSURE PLANE (43-43)	110' (62-341(c))	185' (62-341(c))	80' (23-633(c))	50' (23-633(c))
SETBACKS	NARROW STREET: 20' (43-43) WIDE STREET: 15' (43-43)	NARROW STREET: 15' (62-341(a)) WIDE STREET: 10' (62-341(a))	NARROW STREET: 15' (62-341(a)) WIDE STREET: 10' (62-341(a))	NARROW STREET: 15' (62-341(a)) WIDE STREET: 10' (62-341(a))	NARROW STREET: 15' (62-341(a)) WIDE STREET: 10' (62-341(a))
YARDS	20' REAR YARD (43-261) 40' WATERFRONT YARD (62-332)	30' REAR YARD (23-47)	40' WATERFRONT YARD (62-332)	30' REAR YARD (23-47)	30' REAR YARD (23-47)
MAXIMUM DENSITY	N/A	680 sf. per DU (23-22)	680 sf. per DU (23-22)	680 sf. per DU (23-22)	680 sf. per DU (23-22)
OPEN SPACE	N/A	N/A (62-322)	N/A (62-322)	N/A (62-322)	N/A (62-322)
LOT COVERAGE	N/A	65% (62-322)	70% (62-322)	70% (62-322)	60% (62-322)
PARKING REQUIREMENT	VARIES BY USE	50% OF MARKET RATE DWELLING UNITS (25-23)	50% OF MARKET RATE DWELLING UNITS (25-23) 39% OF LOW INCOME DWELLING UNITS (25-25)	50% OF MARKET RATE DWELLING UNITS (25-23) 1 PER 1000 SQ. FT. OF COMMERCIAL FLOOR AREA (36-21)	50% OF MARKET RATE DWELLING UNITS (25-23)

ASTORIA COVE - BLOCK 906

FINANCE NEW YORK
MARTHA E. STARK
COMMISSIONER

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NYC Digital Tax Map

Effective Date : 12-07-2003 14:16:42
End Date : Current

Queens Block 906



Legend

- Rivers
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Piers
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Zoning District Line
- C1-5 District
- C2-4 District
- Area of Re-zoning
- BUAD Boundary
- R6 New Zoning
- R6 Existing Zoning