138-23 Queens Boulevard, Queens

Zoning Comparison Table

	Existing/Proposed Zoning							
	Existing Zoning (R6A/C1-4)		Proposed Zoning (R6A)		Proposed Zoning (R6A/C2-4)		Proposed Zoning (R8X/C2-4) Under MIH Zoning	
	ZR Section #	R6A/C1-4	ZR Section #	R6A	ZR Section #	R6A/C2-4	ZR Section #	R8X/C2-4 (MIH)
USE GROUPS	22-10 / 32-10	1-4, 6	22-10 / 32-10	1, 2, 3, 4	22-10 / 32-10	1-4, 6-9, 14	22-10 / 32-10	1-4, 6-9, 14
MAXIMUM FAR								
Residential	23-154	3.0	23-153	3	23-154	3.0	23-154^	7.2
Affordable Independent Residences for Seniors	23-155	3.9	23-155	3.9	23-155	3.9	23-155	7.2
Community Facility	24-11 / 33-121	3.0	24-11	3.0	24-11 / 33-121	3.0	24-11 / 33-121	6.0
Commercial	33-121	2.0	n/a	n/a	33-121	2.0	33-121	2.0
Commercial and Community Facility	33-121	3.0	n/a	n/a	33-121	3.0	33-121	6.0
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	n/a	n/a	n/a	n/a
Minimum Side Yard	23-462 / 35-25	None or 8 feet	23-462	None or 8 feet	23-462 / 35-25	None or 8 feet	23-462 / 35-25	None or 8 feet
Minimum Rear Yard	23-47 / 33-26	30', 20' (Commercial)	23-47	30'	23-47 / 33-26	30', 20' (Commercial)	23-47 / 33-26	30', 20' (Commercial)
HEIGHT AND SETBACKS								
Minimum Base Height	23-662	40'	23-662	40'	23-662	40'	23-662	60'
Maximum Base Height	23-664^	65' (w/ QGF)	23-662	65' (w/QGF)	23-664^	65' (w/ QGF)	23-664*^	105' (w/ QGF)
Maximum Building Height	23-664	75'/7-Stories (w/QGF)	23-662	75'/7-Stories (w/QGF)	23-664	75'/7-Stories (w/QGF)	23-664*	175'/17 stories (w/ QGF)
Maximum Height of Front Wall	23-664^	65' (w/ QGF)	23-662	65' (w/QGF)	23-664^	65' (w/ QGF)	23-664*^	105' (w/ QGF)
Sky Exposure Plane	n/a^	n/a	n/a	n/a	n/a^	n/a	n/a^	n/a
Setbacks from Narrow Streets	23-662(c)^	15'	23-662(c)	15'	23-662(c)^	15'	23-662(c)^	15'
Setbacks from Wide Streets	23-662(c)^	10'	23-662(c)	10'	23-662(c)^	10'	23-662(c)^	10'
OPEN SPACE								
Minimum Open Space Ratio	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
LOT COVERAGE								
Interior/Through Lot	23-153	65%	23-153	65%	23-153	65%	23-153	70%
Corner Lot	23-153	100%	23-153	100%	23-153	100%	23-153	100%
DENSITY								
Affordable Dwelling Units	23-22	680 sf/DU	23-22	680 sf/DU	23-22	680 sf/DU	23-22	680 sf/DU
Affordable Independent Residences for Seniors	23-23	325 sf/DU	23-23	325 sf/DU	23-23	325 sf/DU	23-23	325 sf/DU
PARKING								
Residential	25-23	50%	25-23	50%	25-23	50%	25-23	40%
Commercial	36-21	By Use	n/a	n/a	36-21	By Use	36-21	By Use
Income-Restricted Housing Units	12-10/25-251	None (Transit Zone)	12-10/25-251	None (Transit Zone)	12-10/25-251	None (Transit Zone)	12-10/25-251	None (Transit Zone)
Affordable Independent Residences for Seniors	12-10/25-252	None (Transit Zone)	12-10/25-252	None (Transit Zone)	12-10/25-252	None (Transit Zone)	12-10/25-252	None (Transit Zone)
Government Assisted Dwelling Units	12-10/25-253	35%	12-10/25-253	35%	12-10/25-253	35%	12-10/25-253	25%
LOADING								
Commercial	36-62	By Use	n/a	n/a	36-62	By Use	36-62	By Use
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)
Bicycle Parking (Affordable Independent Residences for Seniors)	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf
Bicycle Parking (Commercial)	36-711	By Use	n/a	n/a	36-711	By Use	36-711	By Use

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

^Per ZR Section 33-40, commercial uses in R6-R10 contextual districts are subject to Quality Housing regulations in ZR Section 23-60