189-10 Northern Boulevard, Queens

Zoning Comparison Table

6/12/2025

	R3X Existing Zoning		R3-2 Existing Zoning		R3-2/C2-4 Proposed Zoning	
	ZR Section #	R3X	ZR Section #	R3-2	ZR Section #	R3-2/C2-4
USE GROUPS						
Permitted Use Groups	22-10	I-IV	22-10	I-IV	22-10 / 32-10	I-X
MAXIMUM FAR						
Residential	23-21	0.75, 1.0*	23-21	0.75, 1.0*	23-21	0.75, 1.0*
Qualifying Affordable / Senior Housing	23-21	0.75, 1.0*	23-21	0.75, 1.0*	23-21	0.75, 1.0*
Community Facility	24-11	1.0	24-11	1.0	33-121	1.6
Commercial	n/a	n/a	n/a	n/a	33-121	1.6
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	23-321	15'	23-321	15'	23-321	15'
Minimum Side Yard	23-331	Two of 5' Each (Detached), 5' (Semi-Detached or Zero-Lot Line)	23-331	Two of 5' Each (Detached), 5' (Semi-Detached or Zero-Lot Line), None or 5' (Other Residences)	23-331 / 33-25	Two of 5' each (Detached), 5' (Semi-Detached or Zero-Lot Line), None or 5' (Other Residences) (Residential), None or 8' (Commercial)
Minimum Rear Yard	23-342	20' or 30' (Varies)	23-342	20' or 30' (Varies)	23-342 / 33-26	20' or 30' (Varies) (Residential), 20' (Commercial)
HEIGHT AND SETBACKS						
Minimum Base Height	n/a	n/a	n/a	n/a	n/a	n/a
Maximum Base Height	23-421 / 23-424	25' (pitched-roof), 35*	23-421 / 23-424	25' (pitched-roof), 35*	23-421 / 23-424 / 33-431	25' (pitched-roof), 35*, 30' or 2-Stories (Commercial)
Maximum Building Height	23-421 / 23-424	35'	23-422(a) / 23-424	35'	23-422(a) / 23-424 / 33-431	35', Sky Exposure Plane (Commercial)
Sky Exposure Plane	23-421	By Roof Type	23-421	By Roof Type	23-421 / 33-431 / 33-441***	By Roof Type, 1 to 1 (Commercial), 1.4:1 (Commercial)
Setbacks from Narrow Streets	n/a	n/a	n/a	n/a	33-431	20'
Setbacks from Wide Streets	n/a	n/a	n/a	n/a	33-431	15'
LOT COVERAGE						
Interior/Through Lot	23-361	50% (One- & Two-Family Homes), 80% (Multiple Dwellings)	23-361	50% (One- & Two-Family Homes), 80% (Multiple Dwellings)	23-361	50% (One- & Two-Family Homes), 80% (Multiple Dwellings)
Corner Lot	23-361	80% (One- & Two-Family Homes), 100% (Multiple Dwellings)	23-361	80% (One- & Two-Family Homes), 100% (Multiple Dwellings)	23-361	80% (One- & Two-Family Homes), 100% (Multiple Dwellings)
DENSITY						
Maximum Number of Dwelling Units	23-52	680 sf/DU	23-52	680 sf/DU	23-52	680 sf/DU
Qualifying Senior Housing / Conversions	23-52	None	23-52	None	23-52	None
PARKING						
Residential	25-222	50%, None**	25-222	35%, None**	25-222	35%, None**
Commercial	n/a	n/a	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)
Qualifying Senior Housing	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 (UG-2)	25-811	1 per 2 dwelling units (UG-2)	25-811	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	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	n/a	n/a	36-711	By Use
LOADING						
Commercial	n/a	n/a	n/a	n/a	36-62	By Use

*If a qualifying residential site

**No off-street parking spaces are required for qualifying residential sites in R1 through R5 districts with 75 or fewer dwelling units

*** If required front open area is provided