30-11 12th Street, Queens

Zoning Comparison Table

	Existing Zoning (R4-1)		Existing Zoning (R5B)		Existing Zoning (R6B)		Proposed Zoning (R6A) (Under MIH Zoning)		Proposed Zoning (R6A/C2-3) (Under MIH Zoning)	
	ZR Section #	R4-1	ZR Section #	R5B	ZR Section #	R6B	ZR Section #	R6A	ZR Section #	R6A/C2-3
USE GROUPS	22-10	1, 2, 3, 4	22-10	1, 2, 3, 4	22-10	1, 2, 3, 4	22-10	1, 2, 3, 4	22-10, 32-10	1-9, 14
Residential	23-142	0.75	23-142	1.35	23-153	2	23-154*	3.6	23-154*	3.6
Affordable Independent Residences for Seniors	23-144	1.29	23-144	1.95	23-155	2.2	23-155	3.9	23-155	3.9
Community Facility	24-11	2.0	24-11	2.0	24-11	2.0	24-11	3.0	33-121	3.0
Commercial	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	33-121	2.0
Commercial and Community Facility	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	33-121	3.0
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
YARDS										
Minimum Front Yard	23-45	10'	23-45	5' or as deep as adjacent front yard	n/a	n/a	n/a	n/a	n/a	n/a
Minimum Side Yard	23-461/462	8', 20' (Corner), 4' (Semi-detached)	23-461/462	None or 8 feet	23-462	None or 8 feet	23-462	None or 8 feet	34-232/23-462	None or 8 feet
Minimum Rear Yard	23-47	30'	23-47	30'	23-47	30'	23-47	30'	33-26/23-47	30', 20' (Commercial)
HEIGHT AND SETBACKS										
Minimum Base Height	n/a	n/a	n/a	n/a	23-662	30'	23-662	40'	34-22/35-65/35-652/23-662	40'
Maximum Base Height	23-631(b)	25'	23-631(e)	30'	23-662	45'	23-664*	65'	34-22/35-65/35-654/23-664*	65'
Maximum Building Height	23-631(b)	35'	23-631(e)	33'	23-662	55'/5-Stories	23-664*	85'/8-Stories	34-22/35-65/35-654/23-664*	85'/8-Stories
Maximum Height of Front Wall	23-631(b)	25'	23-631(e)	30'	23-662	45'	23-664*	65'	34-22/35-65/35-654/23-664*	65'
Sky Exposure Plane	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	n/a	n/a	n/a	n/a	23-662	15'	23-662	15'	34-22/35-65/35-652/23-662	15'
Setbacks from Wide Streets	n/a	n/a	n/a	n/a	23-662	10'	23-662	10'	34-22/35-65/35-652/23-662	10'
OPEN SPACE										
Minimum Open Space Ratio/Maximum Lot Coverage	23-142	Governed by yard requirements	23-142	45%	n/a	n/a	n/a	n/a	n/a	n/a
LOT COVERAGE										
Interior/Through Lot	23-142	Governed by yard requirements	23-142	55%	23-153	65%	23-153	65%	23-153/35-22	65%
Corner Lot	23-142	Governed by yard requirements	23-142	55%	23-153	100%	23-153	100%	23-153	100%
DENSITY										
Maximum Number of Dwelling Units	23-22	870 sf/DU	23-22	900 sf/DU or 1,350 sf/DU***	23-22	680 sf/DU	23-22	680 sf/DU	23-22/35/22	680 sf/DU
PARKING										
Residential	25-23	100%	25-23	66%	25-23	50%	25-23	50%	25-23/36-33	50%
Commercial	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	36-21	By Use
Income-Restricted Housing Units	12-10/25-251	50% or None (Transit Zone)	12-10/25-251	42.5% or None (Transit Zone)	12-10/25-251	25% or None (Transit Zone)	12-10/25-251	25% or None (Transit Zone)	12-10/25-251/36-33	25% or None (Transit Zone)
Affordable Independent Residences for Seniors	12-10/25-252	10% or None (Transit Zone)	12-10/25-252	10% or None (Transit Zone)	12-10/25-252	10% or None (Transit Zone)	12-10/25-252	10% or None (Transit Zone)	12-10/25-252/36-33	10% or None (Transit Zone)
Government Assisted Dwelling Units	12-10/25-253	80%	12-10/25-253	70%	12-10/25-253	35%	12-10/25-253	35%	12-10/25-253/36-33	35%
LOADING										
Commercial	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	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)	25-811/36-70	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	25-811/36-70	1 per 10,000 sf
Bicycle Parking (Commercial)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	36-711	By Use

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

**for zoning lots with less than 40 feet of street frontage and existing on the effective date of establishing such districts on the zoning maps