123-12 Sutphin Boulevard, Queens

Zoning Comparison Table

2/13/2024

	R3A Existing Zoning		R3A/C1-3 Existing Zoning		R6 Existing Zoning		R6A Proposed Zoning (MIH)		R6A/C1-3 Proposed Zoning (MIH)	
	ZR Section #	R3A	ZR Section #	R3A/C1-3	ZR Section #	R6	ZR Section #	R6A	ZR Section #	R6A/C1-3
USE GROUPS										
Permitted Use Groups	22-10	1, 2, 3, 4	22-10 / 32-10	1, 2, 3, 4, 5, 6	22-10	1, 2, 3, 4	22-10	1, 2, 3, 4	22-10 / 32-10	1, 2, 3, 4, 5, 6
MAXIMUM FAR										
Residential	23-142	0.5, 0.6*	23-142	0.5, 0.6*	23-153/23-151	3.0 (QH)**, 2.2 (QH)***, 2.43 (HF)	23-154****	3.6	23-154****	3.6
Affordable Independent Residences for Seniors	n/a	n/a	n/a	n/a	23-155	3.9	23-155	3.9	23-155	3.9
Community Facility	24-11	1.0	24-11	1.0	24-11	4.8	24-11	3.0	24-11	3.0
Commercial	n/a	n/a	33-121	1.0	n/a	n/a	n/a	n/a	33-121	2.0
Commercial and Community Facility	n/a	n/a	33-121	1.0	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'	34-231 / 35-51	None, None (Commercial)	n/a	n/a	n/a	n/a	n/a	n/a
Minimum Side Yard	23-461	8'	34-232 / 33-25	None or 8', None or 8' (Commercial)	23-462	None or 8'	23-462	None or 8'	34-232 / 33-25	None or 8'
Minimum Rear Yard	23-47	30'	23-47 / 33-26	30', 20' (Commercial)	23-47	30'	23-47	30'	23-47 / 33-26	30', 20' (Commercial)
HEIGHT AND SETBACKS										
Minimum Base Height	n/a	n/a	n/a	n/a	23-662	40' (QH)**, 30' (QH)***	23-662	40'	23-662	40'
Maximum Base Height	23-631(b)	21'	23-631(b) / 34-24(b) / 33-431	25' / 30' or 2 stories (Commercial)	23-662	65' (QH)**, 45' (QH)***	23-664****	65'	23-664**** / 33-431	65' / 60' or 4 stories (Commercial)
Maximum Building Height	23-631(b)	35'	23-631(b)	35'	23-662	75' (QH)**, 55' (QH)***	23-664****	85'/8-Stories (w/QGF)	23-664****	85'/8-Stories (w/QGF)
Maximum Height of Front Wall	23-631(b)	21'	23-631(b) / 34-24(b) / 33-431	25' / 30' or 2 stories (Commercial)	23-662	65' (QH)**, 45' (QH)***	23-664****	65'	23-664**** / 33-431	65' / 60' or 4 stories (Commercial)
Sky Exposure Plane	n/a	n/a	33-431	1:1	23-641	2.7:1 narrow / 5.6:1 wide (HF)	n/a	n/a	33-431	2.7:1 (narrow), 5.6:1 (wide)
Setbacks from Narrow Streets	n/a	n/a	33-431	20'	23-641/23-662(c)	15' (QH), 20' (HF)	23-662(c)	15'	33-431	20'
Setbacks from Wide Streets	n/a	n/a	33-431	15'	23-641/23-662(c)	10' (QH), 15' (HF)	23-662(c)	10'	33-431	15'
OPEN SPACE										
Minimum Open Space Ratio/Maximum Lot Coverage	n/a	n/a	n/a	n/a	23-151	Varies	n/a	n/a	n/a	n/a
LOT COVERAGE										
Interior/Through Lot	n/a	n/a	n/a	n/a	23-153	60% / 65%** (QH)	23-153	65%	23-153	65%
Corner Lot	n/a	n/a	n/a	n/a	23-153	100% (QH)	23-153	100%	23-153	100%
DENSITY										
Maximum Number of Dwelling Units	23-22	710 sf/DU	23-22	710 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	23-23	325 sf/DU
PARKING										
Residential	25-23	100%	25-23	100%	25-23	50% (QH) / 70% (HF)	25-23	50%	25-23	50%
Commercial	12-10/25-31	n/a	36-21	By Use	n/a	n/a	n/a	n/a	36-21	By Use
Income-Restricted Housing Units	12-10/25-251	n/a	12-10/25-251	n/a	12-10/25-251	25%	12-10/25-251	25%	12-10/25-251	25%
Affordable Independent Residences for Seniors	12-10/25-252	n/a	12-10/25-252	n/a	12-10/25-252	10%	12-10/25-252	10%	12-10/25-252	10%
Government Assisted Dwelling Units	12-10/25-253	n/a	12-10/25-253	n/a	12-10/25-253	35% (QH) / 55% (HF)	12-10/25-253	35%	12-10/25-253	35%
LOADING										
Commercial	n/a	n/a	36-62	By Use	n/a	n/a	n/a	n/a	36-62	By Use
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units (UG-2)	25-811	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 (AIRS)	25-811	1 per 10,000 sf	25-811	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/Manufacturing)	n/a	n/a	36-711	By Use	n/a	n/a	n/a	n/a	36-711	By Use

*With attic allowance

**Within 100' of a wide street

***Beyond 100' of a wide street

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