31-17 12TH STREET, ASTORIA REZONING

LAND USE, CONFORMANCE & COMPLIANCE

		EXISTING R5B CONDITIONS						PROPOSED R6B/MIH CONDITIONS				
Block	Lot	Use		FAR				Use		FAR		
		Existing	Conforming	Permitted	Built	Complying		Proposed	Conforming	Permitted	Proposed	Complying
DEVELOPMENT SITE												
518	13	Residential/Commercial	No	1.35 (Res.) 2.0 (Com. Fac.)	0.36	Yes		Residential	Yes	2.2 (Res.) 2.0 (Com. Fac.)	2.2	Yes
OTHER PROPERTIES												
518	5 (p/o)	Residential	Yes	1.35 (Res.) 2.0 (Com. Fac.)	0.60	Yes		Residential	Yes	2.2 (Res.) 2.0 (Com. Fac.)	0.60	Yes
	6	Residential	Yes		0.66	Yes		Residential	Yes		0.66	Yes
	7	Residential	Yes		0.89	Yes		Residential	Yes		0.89	Yes
	8	Community Facility	Yes		1.75	Yes		Community Facility	Yes		1.75	Yes
	9	Residential	Yes		1.17	Yes		Residential	Yes		1.17	Yes
	10	Community Facility	Yes		1.43	Yes		Community Facility	Yes		1.43	Yes
	16	Residential	Yes		0.89	Yes		Residential	Yes		0.89	Yes
	17	Residential	Yes		0.94	Yes		Residential	Yes		0.94	Yes
	18	Residential	Yes		0.57	Yes		Residential	Yes		0.57	Yes
	19 (p/o)	Industrial	No		0.96	Yes		Industrial	No		0.96	Yes
Total Lots:	**11**	**% Lots Conforming:**	**82%**	**% Lots Complying:**		**100%**		**% Lots Conforming****	**91%**	**% Lots Complying:**		**100%**