147-14 Northern Boulevard, Queens

Zoning Comparison Table

	Existing Zoning (R5/C1-2)		Proposed Zoning (R5)		Proposed Zoning R7X/C2-3 (Under MIH Zoning)	
	ZR Section #	R5/C1-2	ZR Section #	R5	ZR Section #	R7X/C2-3 (MIH)
USE GROUPS						
Permitted Use Groups	22-10 / 32-10	I-IV, VI-X	22-10	I-IV	22-10 / 32-10	I-IV, VI-X
MAXIMUM FAR						
Residential	23-21	1.5, 2.0*	23-21	1.5, 2.0*	23-22	5.0
Qualifying Affordable / Senior Housing	23-21	1.5, 2.0*	23-21	1.5, 2.0*	23-22	6.0
Community Facility	33-121 / 24-11	2.0	24-11	2.0	33-121 / 24-11	5.0
Commercial	33-121	2.0	n/a	n/a	33-121	2.0
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	34-231	None	23-321	10'	n/a	n/a
Minimum Side Yard	23-331 / 33-25	Two of 5' Each (Detached), 5' (Semi-Detached & Zero Lot Line), None or 5' (Other Residences) (Residential), None or 8' (Commercial)	23-331	Two of 5' Each (Detached), 5' (Semi-Detached & Zero Lot Line), None or 5' (Other Residences)	34-232 / 33-25	None or 5' (Residential), None or 8' (Commercial)
Minimum Rear Yard	23-342 / 33-26	20' or 30' (Varies) (Residential), 20' (Commercial)	23-342	20' or 30' (Varies)	23-342 / 33-26	20' or 30' (Varies) (Residential), 20' (Commercial)
HEIGHT AND SETBACKS						
Minimum Base Height	23-422	n/a	23-422	n/a	23-432^	60'
Maximum Base Height	23-422(d) / 23-424 / 33-431	35', 45'* (Residential), 30' or 2-Stories (Commercial)	23-422(d) / 23-424	35', 45'*	23-432^	105'***
Maximum Building Height	23-422(d) / 23-424 / 33-431	45', 55* (Residential), Sky Exposure Plane (Commercial)	23-422(d) / 23-424	45', 55*	23-432^	145'***
Sky Exposure Plane	33-431	1 to 1	n/a	n/a	n/a^	n/a
Setbacks from Narrow Streets	23-423 / 33-431	15' (Residential), 20' (Commercial)	23-423	15'	23-433^	15'
Setbacks from Wide Streets	23-423 / 33-431	10' (Residential), 15' (Commercial)	23-423	10'	23-433^	10'
LOT COVERAGE						
Interior/Through Lot	23-361	60% (One- & Two-Family Homes), 80% (Multiple Dwellings)	23-361	60% (One- & Two-Family Homes), 80% (Multiple Dwellings)	23-362	80%
Corner Lot	23-361	80% (One- & Two-Family Homes), 100% (Multiple Dwellings)	23-361	80% (One- & Two-Family Homes), 100% (Multiple Dwellings)	23-362	100%
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	n/a	23-52	n/a	23-52	n/a
PARKING						
Residential	25-222	35%, None**	25-222	35%, None**	25-222	15%
Commercial	36-21	By Use	n/a	n/a	36-21	By Use
Income-Restricted Housing Units	25-222	None (Outer Transit Zone)	25-222	None (Outer Transit Zone)	25-222	None (Outer Transit Zone)
Affordable Independent Residences for Seniors	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 (Affordable Independent Residences for Seniors)	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf
Bicycle Parking (Commercial)	36-711	By Use	n/a	n/a	36-711	By Use
LOADING						
Commercial	36-62	By Use	n/a	n/a	36-62	By Use

*If a qualifying residential site

**If a qualifying residential site with 75 or fewer dwelling units

***If providing qualifying affordable housing or qualifying senior housing

^Per ZR Section 33-40, commercial uses in R7X districts are subject to Height and Setback regulations in ZR Section 23-43