27-24 College Point Boulevard, Queens

Zoning Comparison Table

	Existing/Proposed Zoning							
	Existing Zoning (R4)		Existing Zoning (R5B)		Proposed Zoning (R4/C2-3)		Proposed Zoning (R5B/C2-3)	
	ZR Section #	R4	ZR Section #	R5B	ZR Section #	R4/C2-3	ZR Section #	R5B/C2-3
USE GROUPS	22-10	1, 2, 3, 4	22-10	1, 2, 3, 4	22-10, 32-10	1-9, 14	22-10, 32-10	1-9, 14
Maximum FAR (Total)								
Residential	23-142	0.75, 0.9*	23-142	1.35	23-142	0.75, 0.9*	23-142	1.35
Affordable Independent Residences for Seniors ("AIR	23-144	1.29	23-144	1.95	23-144	1.29	23-144	1.95
Community Facility	24-11	2	24-11	2	24-11/33-121	2	24-11/33-121	2
Commercial	n/a	n/a	n/a	n/a	33-121	1	33-121	1
Commercial and Community Facility	n/a	n/a	n/a	n/a	33-121	2	33-121	2
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
YARDS								
Minimum Front Yard	23-45	10' / 18 feet**	23-45	5'	23-45/35-51	10' / 18 feet**, None (Commercial)	23-45/35-51	5', None (Commercial)
Minimum Side Yard	23-461	13' (Total), 5' (Min.), 8' (semi-detached)	23-461	8' (Detached), 4' (Semi-detached)	23-461/35-52	13' (Total), 5' (Min.), 8' (semi-detached), 8' or None (Commercial)	23-461/35-52	8' (Detached), 4' (Semi-detached), 8' or None (Commercial)
Minimum Rear Yard	23-47	30'	23-47	30'	23-47/35-53	30', 20' (Commercial)	23-47/35-53	30', 20' (Commercial)
HEIGHT AND SETBACKS								
Minimum Base Height	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Maximum Base Height	23-631(b)	25'	23-631(e)	30'	23-631(b), 33-431	25', 30' or 2-stories (Commercial)	23-631(e)/33-431	30', 30' or 2-stories (Commercial)
Maximum Building Height	23-631(b)	35'	23-631(e)	33'	23-631(b)	35'	23-631(e)	33'
Maximum Height of Front Wall	23-631(b)	25'	23-631(e)	30'	23-631(b), 33-431	25', 30' or 2-stories (Commercial)	23-631(e)/33-431	30', 30' or 2-stories (Commercial)
Sky Exposure Plane	n/a	n/a	n/a	n/a	33-431	1:1 (wide and narrow) (Commercial)	33-431	1:1 (wide and narrow) (Commercial)
Setbacks from Narrow Streets	n/a	n/a	n/a	n/a	33-431	20'	33-431	20'
Setbacks from Wide Streets	n/a	n/a	n/a	n/a	33-431	15'	33-431	15'
OPEN SPACE								
Minimum Open Space Ratio	23-142	55%	23-142	45%	23-142	55%	23-142	45%
LOT COVERAGE								
Interior/Through Lot	23-142	45%	23-142	55%	23-142	45%	23-142	55%
Corner Lot	23-142	45%	23-142	55%	23-142	45%	23-142	55%
DENSITY								
Maximum Dwelling Units	23-22	870 sf/DU	23-22	900 sf/DU, 1,350 sf/DU***	23-22	870 sf/DU	23-22	900 sf/DU, 1,350 sf/DU***
Minimum Size Dwelling Unit (AIRS)	23-23	325 sf/DU	n/a	n/a	23-23	325 sf/DU	n/a	n/a
PARKING								
Residential	25-23	100%	25-23	66%	25-23	100%	25-23	66%
Commercial	n/a	n/a	n/a	n/a	36-21	By Use	36-21	By Use
Income - Restricted Housing	12-10/25-251	50%	12-10/25-251	42.5%	12-10/25-251	50%	12-10/25-251	42.5%
AIRS	12-10/25-252	10%	12-10/25-252	10%	12-10/25-252	10%	12-10/25-252	10%
Government Assisted Parking	12-10/25-253	80%	12-10/25-253	n/a	12-10/25-253	80%	12-10/25-253	n/a
LOADING								
Commercial	n/a	n/a	n/a	n/a	36-62	By Use	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)
Bicycle Parking (AIRS)	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
Bicycle Parking (Commercial)	n/a	n/a	n/a	n/a	36-711	By Use	36-711	By Use

*With attic allowance

**If the depth of a front yard exceeds 10 feet, the depth of the front yard shall be at least 18 feet.

***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