18-15 Francis Lewis Boulevard, Queens

Zoning Comparison Table

4/18/25

	R3-2 Existing Zoning		R3-2/C1-2 Proposed Zoning	
	ZR Section #	**R3-2**	**ZR Section #**	**R3-2/C1-2**
USE GROUPS				
Permitted Use Groups	22-10	I-IV	22-10 / 32-10	I-X
MAXIMUM FAR				
Residential	23-21	0.75, 1.0*	23-21	0.75, 1.0*
Community Facility	24-11	1.0	24-11 / 33-121	1.6
Commercial	n/a	n/a	33-121	1.6
Commercial and Community Facility	n/a	n/a	33-121	1.6
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	23-321	15'	23-321	15'
Minimum Side Yard	23-331	Two of 5' each (Detached), 5' (Semi-Detached or Zero-Lot Line)	23-331 / 33-25	Two of 5' each (Detached), 5' (Semi-Detached or Zero-Lot Line), None or 8' (Commercial)
Minimum Rear Yard	23-342	30'**, 20' (At or Below 75') / 30' (Above 75')***	23-342 / 33-26	30'**, 20' (At or Below 75') / 30' (Above 75')***, 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	n/a	n/a	n/a	n/a
Maximum Base Height	23-421 / 23-424	25' (pitched-roof), 35*	23-421 / 23-424 / 33-431	25' (pitched-roof), 35*, 30' or 2-Stories (Commercial)
Maximum Building Height	23-422(a) / 23-424	35'	23-422(a) / 23-424 / 33-431	35', Sky Exposure Plane (Commercial)
Sky Exposure Plane	23-421	By Roof Type	23-421 / 33-431	By Roof Type, 1 to 1 (Commercial)
Setbacks from Narrow Streets	n/a	n/a	33-431	20'
Setbacks from Wide Streets	n/a	n/a	33-431	15'
LOT COVERAGE				
Interior/Through Lot	23-361	50% (One- & Two-Family Homes), 80% (Multiple Dwellings)	23-361	50% (One- & Two-Family Homes), 80% (Multiple Dwellings)
Corner Lot	23-361	80% (One- & Two-Family Homes), 100% (Multiple Dwellings)	23-361	80% (One- & Two-Family Homes), 100% (Multiple Dwellings)
DENSITY				
Maximum Number of Dwelling Units	23-52	680 sf/DU, None****	23-52	680 sf/DU, None****
PARKING				
Residential	25-232	50%	25-232	50%
Commercial	n/a	n/a	36-21	By Use
Qualifying Affordable Housing	25-232	50%	25-222	50%
Qualifying Senior Housing	25-232	10%	25-232	10%
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units (UG-2)	25-811	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	n/a	n/a	36-711	By Use
LOADING				
Commercial	n/a	n/a	36-62	By Use

*if a qualifying residential site

**If lot is less than 40' wide

***If lot is equal to or greater than 40' wide

****There is no dwelling unit factor for developments or enlargements in special density areas, qualifying senior housing, or conversions