185-17 Hillside Avenue, Queens

Zoning Comparison Table

	Permitted/Required					
	Existing Zoning (R3X)		Existing Zoning (R6A/C2-4) (Under MIH Zoning)		Proposed Zoning (R7A/C2-4) (Under MIH Zoning)	
	ZR Section #	R3X (DJ)	ZR Section #	R6A/C2-4 (DJ)	ZR Section #	R7A/C2-4 (DJ)
USE GROUPS	22-10/115-10	1, 2, 3, 4	22-10/32-10/115-10	1, 2, 3, 4, 5, 6, 7, 8, 9, 14	22-10/32-10/115-10	1, 2, 3, 4, 5, 6, 7, 8, 9, 14
Maximum FAR (Total)						
Residential	23-142	0.5	23-154*	3.6	23-154*	4.6
Affordable Independent Residences for Seniors ("AIRS	23-144	0.5	23-155	3.9	23-155	5.01
Community Facility	24-11	1	33-121	3	33-121	4
Commercial	n/a	n/a	33-121	2	33-121	2
Commercial and Community Facility	n/a	n/a	33-121	3	33-121	4
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	23-45a	10'	35-51	n/a	n/a	n/a
Minimum Side Yard	23-461/462	10' (Total), 2' (Min)	35-52/23-462	None or 8 feet	34-232, 23-462	None or 8 feet
Minimum Rear Yard	23-47	30'	33-26	30', 20' (Commercial)	33-26/23-47	30', 20' (Commercial)
HEIGHT AND SETBACKS						
Minimum Base Height	n/a	n/a	35-22/35-65/35-652/23-662	40'	34-22/35-65/35-652/23-662	40'
Maximum Base Height	23-631b	21'	35-22/35-65/35-652/23-662	65'	34-22/35-65/35-654/23-664*	75'
Maximum Building Height	23-631b	35'	35-22/35-65/35-652/23-662	75'/7-Stories	34-22/35-65/35-654/23-664*	95'/9-Stories
Maximum Height of Front Wall	23-631b	21'	35-22/35-65/35-652/23-662	65'	34-22/35-65/35-654/23-664*	75'
Sky Exposure Plane	n/a	n/a	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	n/a	n/a	35-22/35-65/35-652/23-662	15'	34-22/35-65/35-652/23-662	15'
Setbacks from Wide Streets	n/a	n/a	35-22/35-65/35-652/23-662	10'	34-22/35-65/35-652/23-662	10'
OPEN SPACE						
Minimum Open Space Ratio/Maximum Lot Coverage	23-142	n/a	n/a	n/a	n/a	n/a
LOT COVERAGE						
Interior/Through Lot	23-142	n/a	23-153/35-22	65%	23-153/35-22	65%
Corner Lot	23-142	n/a	23-153	100%	23-153	100%
DENSITY						
Maximum Number of Dwelling Units	23-22	1000 sf/DU	23-22/35-22	680 sf/DU	23-22/35/22	680 sf/DU
PARKING						
Residential	25-23	100%	25-23/36-33	50%	25-23/36-33	50%
Commercial	n/a	n/a	36-21	By Use	36-21	By Use
Income-Restricted Housing Units	12-10/25-251	n/a	12-10/25-251	None (Transit Zone)	12-10/25-251	None (Transit Zone)
Affordable Independent Residences for Seniors	12-10/25-252	n/a	12-10/25-252	None (Transit Zone)	12-10/25-252	None (Transit Zone)
Government Assisted Dwelling Units	12-10/25-253	n/a	12-10/25-253	35%	12-10/25-253/36-33	25%
LOADING						
Commercial	n/a	n/a	36-62	By Use	36-62	By Use
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units	25-80/36-70	1 per 2 dwelling units	25-811/36-70	1 per 2 dwelling units (UG-2
Bicycle Parking (AIRS)	25-80	1 per 10,000 sf	25-80/36-70	1 per 10,000 sf	25-811/36-70	1 per 10,000 sf
Bicycle Parking (Commercial)	n/a	n/a	36-70	By Use	36-711	By Use

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