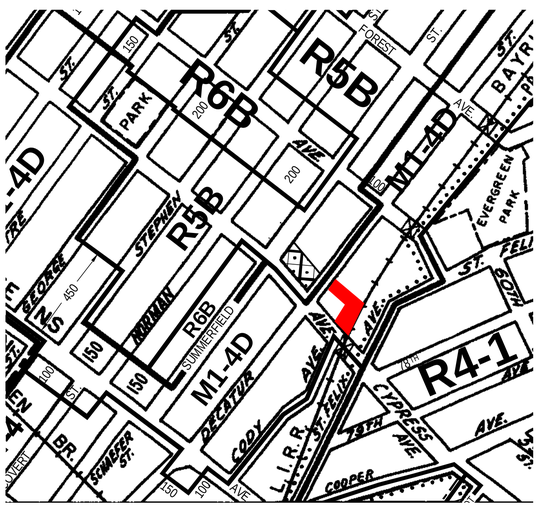
ZONING ANALYSIS
R6A / C1-4: RESIDENTIAL/COMMERCIAL OVERLAY

1712 DECATUR STREET

RIDGEWOOD, QUEENS

BLOCK 3568 LOTS 10, 11, 13 & 21



ZONING MAP 13d

NYC PLANNING COMMISSION

AERIAL VIEW

GOOGLE MAPS

LOCATION MAP

NYC ZOLA

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Key Plan:

DECATUR 17 | 12

1712 DECATUR STREET
QUEENS, NY 11385

Drawing Issuance:

10/18/2025 PRELIMINARY - R6A

Rev.	Date	Description

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ZONING COVER SHEET

Date	2025/10/19	Z-000
Scale	-	
Project No.	25.067	

BLOCK(S)	3568
LOT(S)	10,11,13,21
STREET ADDRESS	1712 DECATUR STREET
EXISTING ZONING DISTRICT	M1-4D
PROPOSED ZONING DISTRICT	R6A W/ C2-4 COMMERCIAL OVERLAY
COMMUNITY DISTRICT	QUEENS 5
ZONING SECTION MAP NO.	13D
ZONING LOT AREA	20,200 SF

* REQUIRES ZONING MAP AMENDMENT
* MANDATORY INCLUSIONARY HOUSING AREA
* CITY OF YES FOR HOUSING OPPORTUNITY

BULK	ZR	PERMITTED/REQUIRED	PROPOSED	COMPLIES
USES PERMITTED	22-10	I, II, III, IV, V, VI, VII, VIII	II, VI	YES
MAX FAR				
RESIDENTIAL R6A	23-22	3.90	3.69 FAR	YES
COMMERCIAL C2-4	33-121	2.00	0.21 FAR	YES
MAX COMBINED FAR		3.90	3.90 FAR	YES
MAX FLOOR AREA				
RESIDENTIAL R6A	-	78,780 SF	*74,485 SF	*YES
COMMERCIAL C2-4	-	40,400 SF	4,295 SF	(*INCL. DEDUCTS)
MAX COMBINED FLOOR AREA		78,780 SF	78,780 ZONING SF	
YARDS				
FRONT	23-322	NONE REQD	*ALIGN METHOD	YES
SIDE - RESIDENTIAL	23-334	0 FT OR 5 FT MIN.	0 FT & 5FT & 20 FT	YES
SIDE - COMMERCIAL	33-25	0 FT OR 8 FT MIN.	0 FT	YES
REAR - RESIDENTIAL	23-343	5 FT BEYOND 100FT FROM ST.	20 FT	YES
INTERIOR LOT	*23-344(C)	NO RY REQD WHEN ABUTTING ADJ SY	0 FT	YES
REAR - COMMERCIAL	33-261	20 FT BEYOND 100FT FROM ST.	101 FT	
MAX LOT COVERAGE				
STANDARD LOT- RES	23-362	80% MAX (16,160 SF MAX)	63.8% (12,888 SF)	YES
LEGALLY REQD WINDOW				
DISTANCE FROM LOT LINE	23-372(b)	20 FT	20 FT	YES
HEIGHT & SETBACK (NARROW STREET)				
STREET WALL	23-431(b)	MIN 70% WITHIN 10FT	MATCH ADJ WALL	YES
MIN BASE HEIGHT	23-432	40FT	45.67 FT	YES
MAX BASE HEIGHT	23-432	65 FT	45.67 FT	YES
MAX HEIGHT	23-434	95 FT	95 FT / 9 STORIES	YES
INITIAL SETBACK	23-433	15 FT (NARROW ST)	15 FT	YES
DENSITY UNIT FACTOR	680			
MAX NO OF D.U's	23-52(b)	(74,485 SF / 680) 109 DU MAX	72 D.U. (50 MV + 22 IH)	YES
ACCESSORY OFF-STREET PARKING (OUTER TRANSIT ZONE)				
RESIDENTIAL	25-222	25% STANDARD DU (50x0.25=13)	0 REQD (LESS THAN 15)	YES
		0 FOR IH UNITS	0 REQD	YES
			64 SPACES (AUTOMATED)	YES
COMMERCIAL	25-211	1 PER 400 SF = 20	0 PROVIDED	YES
	36-311	LESS THAN 25, WAIVED		
LOADING BERTH				
COMMERCIAL	25-72	LRC=B, 1ST 8,000 SF = 0	0 (7,825 SF)	YES
REQUIRED BICYCLE PARKING				
RESIDENTIAL	25-811	1 PER 2 D.U.'s	72/2 = 36 BIKES	YES
COMMERCIAL	36-711	1 PER 10,000 SF	1 BIKE	YES

Architect:

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ZONING ANALYSIS SUMMARY

Date	2025/10/18	Z-001
Scale	-	
Project No.	25.067	

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ZONING SITE PLAN

Date	2025/10/19
Scale	-
Project No.	25.067

Z-002

GROSS FLOOR AREA SUMMARY

FLOOR	RESIDENTIAL	COMMERCIAL	PARKING	TOTAL GROSS	D.U.
CELLAR	4,950 SF	3,530 SF	9,750 SF	18,230 SF	0
1-RES	6,593 SF	4,295 SF	N/A	10,888 SF	0
2-RES	12,212 SF	0	N/A	12,212 SF	11 D.U.
3-RES	12,212 SF	0	N/A	12,212 SF	11 D.U.
4-RES	12,212 SF	0	N/A	12,212 SF	11 D.U.
5-RES	10,015 SF	0	N/A	10,015 SF	10 D.U.
6-RES	10,015 SF	0	N/A	10,015 SF	10 D.U.
7-RES	9,072 SF	0	N/A	9,072 SF	9 D.U.
8-RES	7,509 SF	0	N/A	7,509 SF	7 D.U.
9-RES	4,642 SF	0	N/A	4,642 SF	3 D.U.
TOTALS	89,432 SF	7,825 SF	0 SF	97,257 SF	72 D.U.

ZONING AREA DEDUCTIONS

23-231 AMENITIES (5% MAX OF RES FLOOR AREA)	
- GROUND FLOOR AMENITIES	3,847 SF (3,939 SF MAX)
23-233 REFUSE STORAGE & DISPOSAL (3 SF PER D.U.)	
- 72 D.U. x 3 SF =	216 SF MAX
23-232 CORRIDOR LENGTH < 100 LIN FT	
- TOTAL ALL FLOORS	3,207 SF
-MECHANICAL DEDUCTS (12-10)	
-TOTAL ALL FLOORS (ASSUMED)	2,711 SF
TOTAL FLOOR AREA DEDUCTIONS	9,997 SF

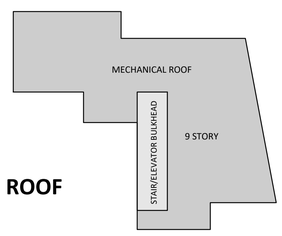
ZONING SUMMARY

97,257 SF TOTAL BLDG GROSS (ALL LEVELS)
88,777 SF BLDG GROSS (ABOVE GRADE)
84,482 SF RESIDENTIAL GROSS (ABOVE GRADE)

74,485 ZSF RESIDENTIAL (3.69 FAR)
4,295 ZSF COMMERCIAL (0.21 FAR)
78,780 ZSF PROPOSED

(78,780 MAX ZSF)

3.90 FAR PROPOSED (3.90 MAX)



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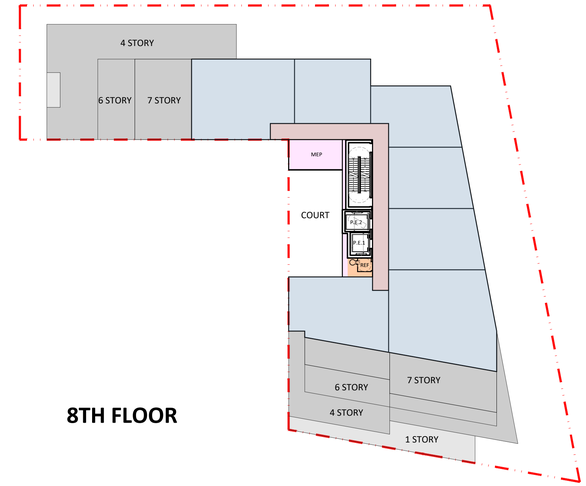
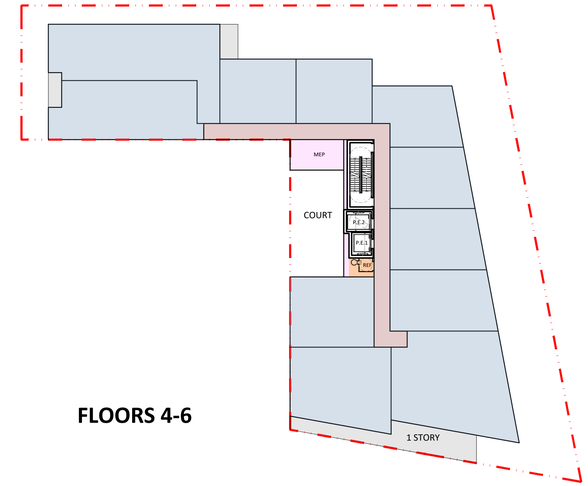
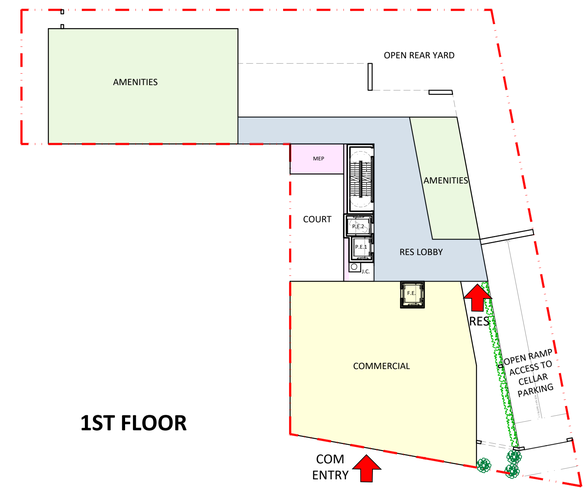


8TH FLOOR

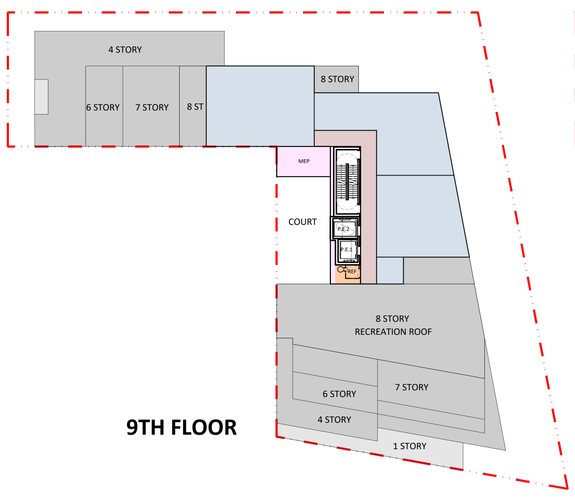


FLOORS 4-6

7TH FLOOR

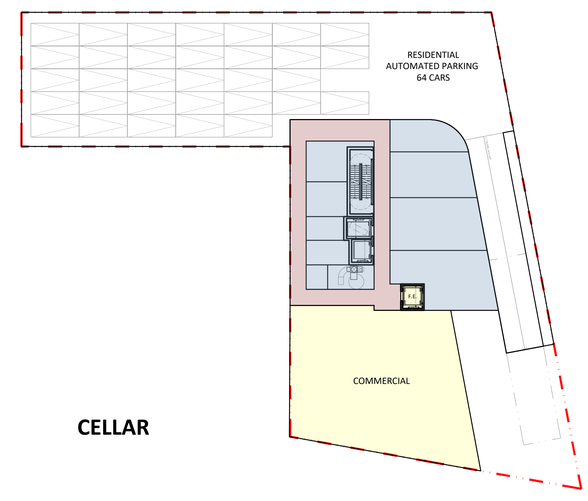


1ST FLOOR

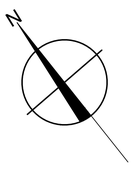


9TH FLOOR

FLOORS 5-6



CELLAR



0 20 40 80 feet

SCALE: 1:20

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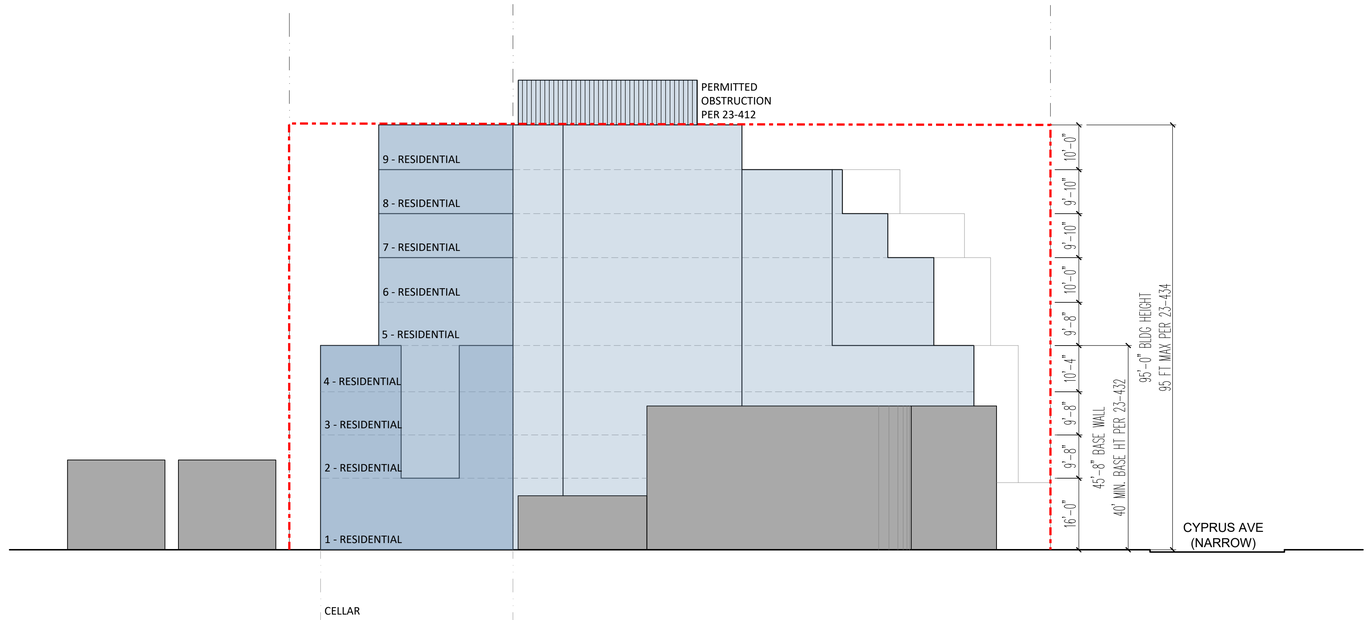
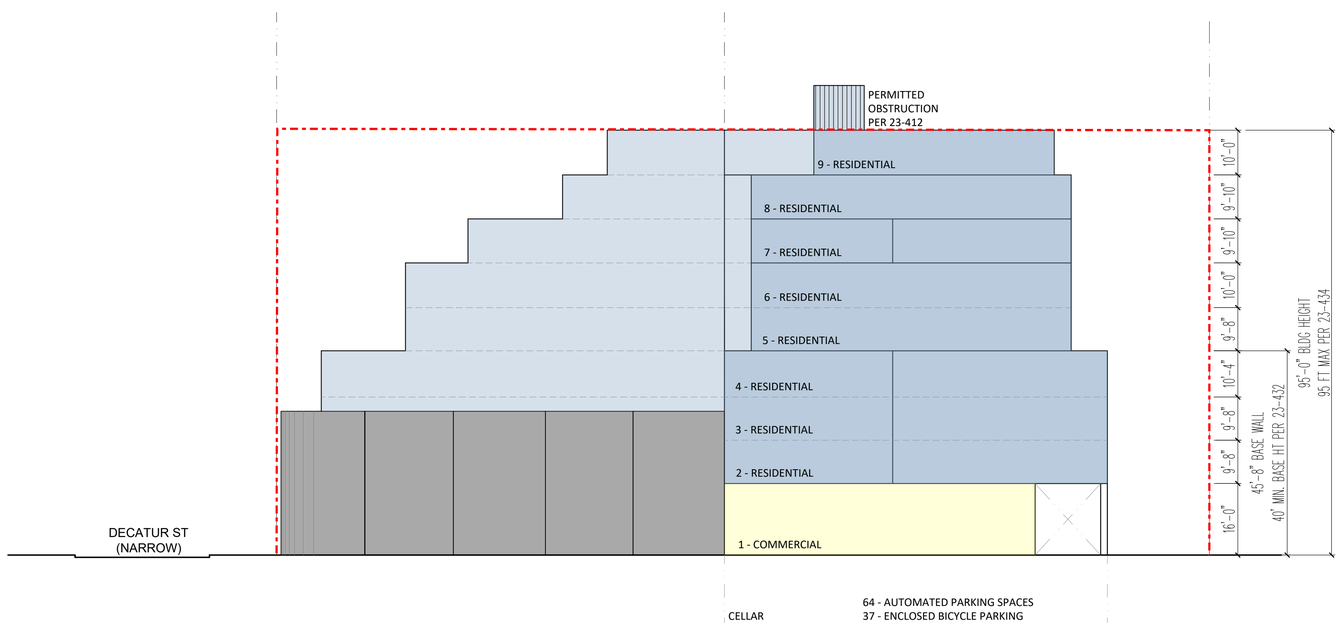
ZONING
SCHEMATIC PLANS

Date	2025/10/19	Z-003
Scale	-	
Project No.	25.067	





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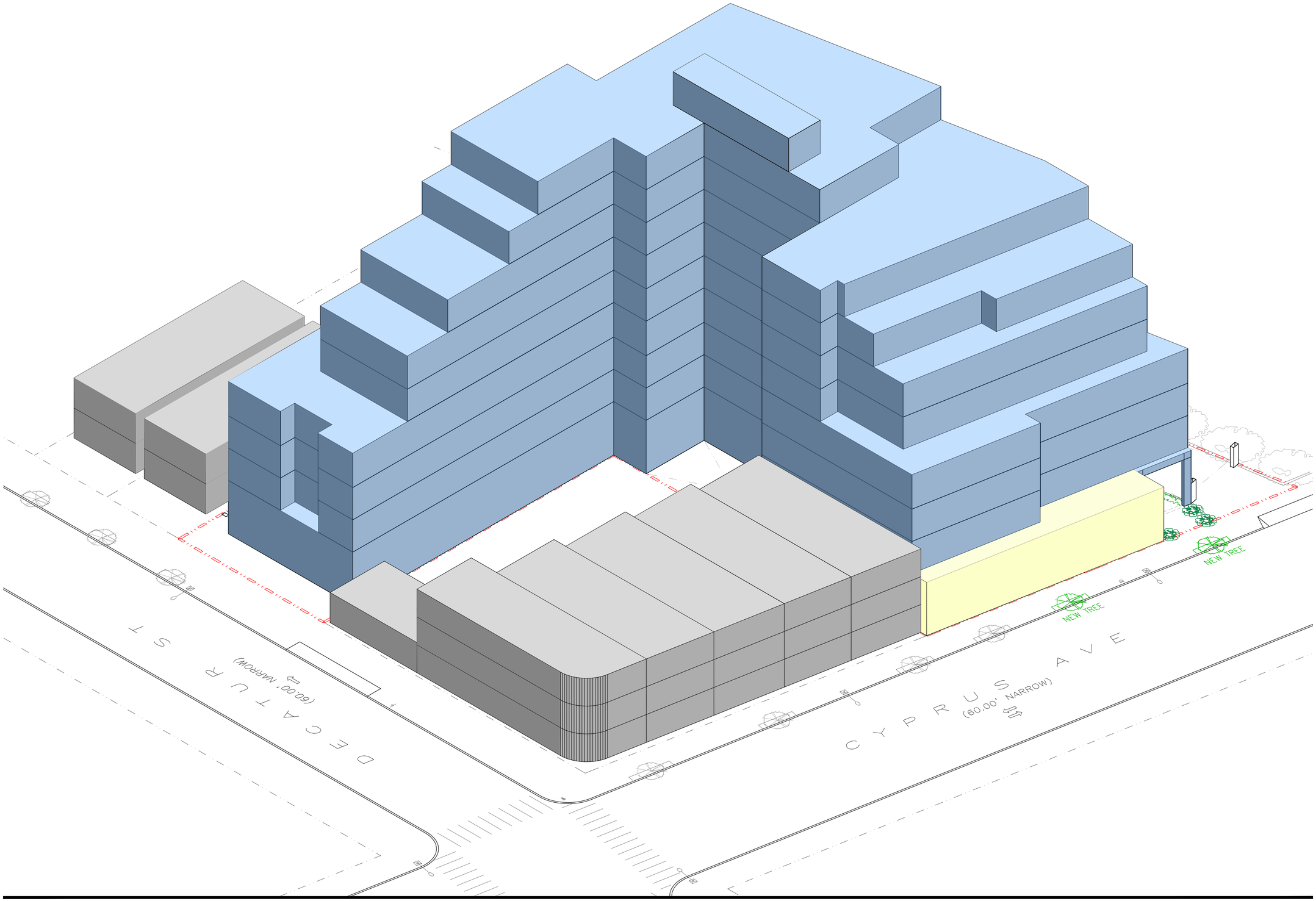
ZONING SCHEMATIC ELEVATIONS

Date	2025/10/19
Scale	-
Project No.	25.067

Z-004



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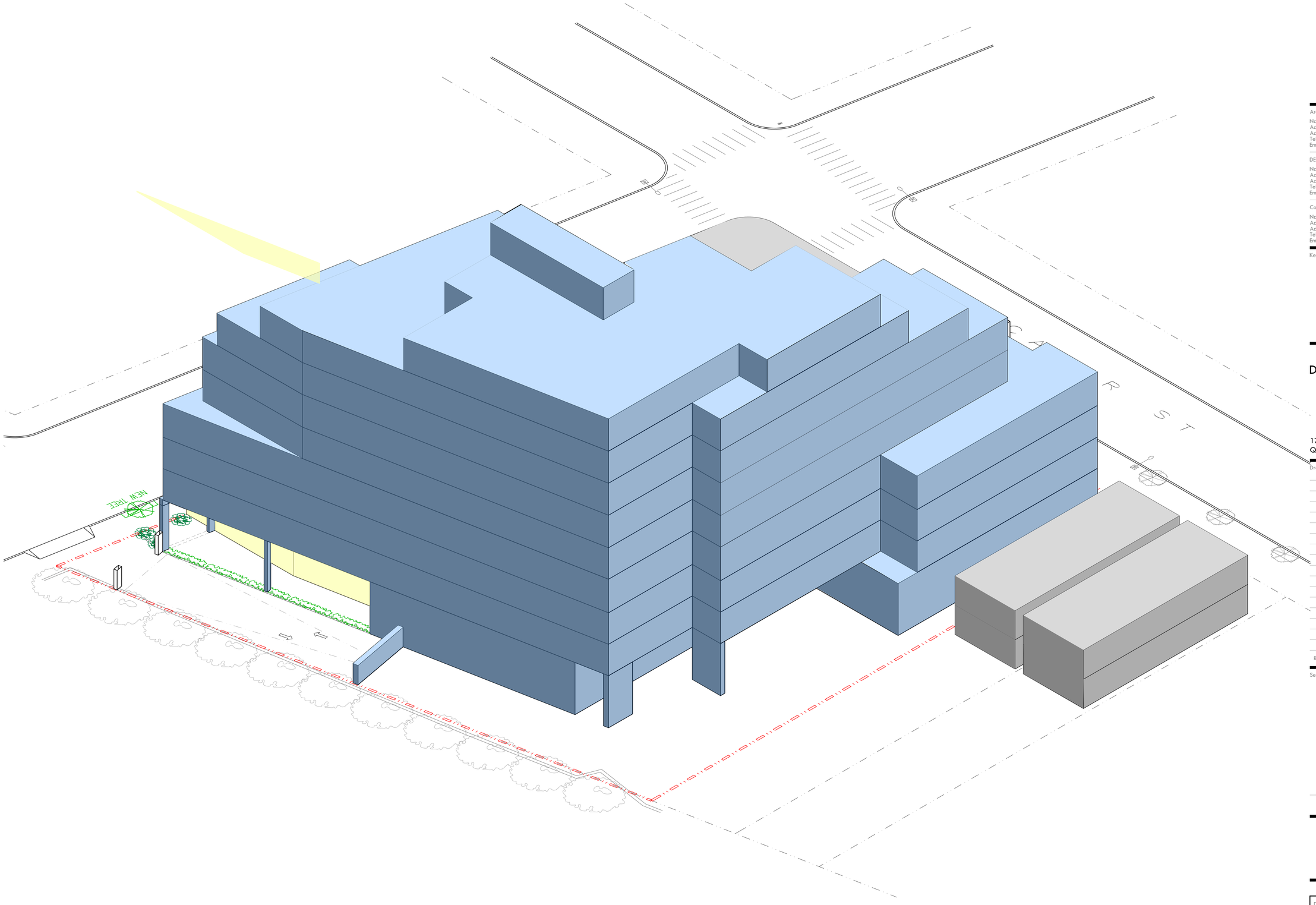
MASSING AXON

Date	2025/10/19	Z-005
Scale	-	
Project No.	25.067	



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MASSING AXON

Date	2025/10/18	Z-006
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