1810 Randall Avenue, Bronx

Zoning Comparison Table

	Existing/Proposed Zoning					
	Existing Zoning (R4A)		Existing Zoning R5		Proposed Zoning R6 (Under MIH Zoning)	
	ZR Section #	R4A	ZR Section #	R5	ZR Section #	R6
USE GROUPS	22-10	1, 2, 3, 4	22-10	1, 2, 3, 4	22-10	1, 2, 3, 4
Residential	23-142	0.75, 0.90 (w/ attic allowance)	23-142	1.25	23-154****	3.6^, 2.42^^
Affordable Independent Residences for Seniors	23-144	1.29	23-144	1.95	23-155	3.9
Community Facility	24-11	2.0	24-11	2	24-11	4.80
Commercial	n/a	n/a	n/a	n/a	n/a	n/a
Commercial and Community Facility	n/a	n/a	n/a	n/a	n/a	n/a
Manufacturing	n/a	n/a	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	23-45	10'	23-45	10' / 18 feet'*	n/a	n/a
Minimum Side Yard	23-461	10' (Total), 2' (Min.)	23-461	13' (Total)**, 5' (Min.)**, 8'***	23-462	None or 8'
Minimum Rear Yard	23-47	30'	23-47	30'	23-47	30'
HEIGHT AND SETBACKS						
Minimum Base Height	n/a	n/a	n/a	n/a	23-662	40' (QH)^, 30' (QH)^^
Maximum Base Height	23-631(b)	21'	23-631(d)	30'	23-664****	65' (w/QGF)
Maximum Building Height	23-631(b)	35'	23-631(d)	40'	23-664****	85'/8-Stories (w/QGF)
Maximum Height of Front Wall	23-631(b)	21'	23-631(d)	30'	23-664****	65' (w/ QGF)
Sky Exposure Plane	n/a	n/a	n/a	n/a	23-641	2.7:1 narrow / 5.6:1 wide (HF)
Setbacks from Narrow Streets	n/a	n/a	23-631(d)	15'	23-641/23-662(c)	15' (QH), 20' (HF)
Setbacks from Wide Streets	n/a	n/a	23-631(d)	15'	23-641/23-662(c)	10' (QH), 15' (HF)
OPEN SPACE						
Minimum Open Space Ratio/Maximum Lot Coverage	23-142	n/a	23-142	45%	23-151	Varies
LOT COVERAGE						
Interior/Through Lot	23-142	n/a	23-142	55%	23-153	60% / 65%^ (QH)
Corner Lot	23-142	n/a	23-142	55%	23-153	100% (QH)
DENSITY						
Maximum Number of Dwelling Units	23-22	1,280 sf/DU	23-22	760 sf/DU	23-22	680 sf/DU
Affordable Independent Residences for Seniors	n/a	n/a	23-23	300 sf/DU	23-23	325 sf/DU
PARKING						
Residential	25-23	100%	25-23	85%	25-23	50% (QH) / 70% (HF)
Commercial	n/a	n/a	n/a	n/a	n/a	n/a
Income-Restricted Housing Units	12-10/25-251	50%	12-10/25-251	42.5%	12-10/25-251	25%
Affordable Independent Residences for Seniors	12-10/25-252	10%	12-10/25-252	10%	12-10/25-252	10%
Government Assisted Dwelling Units	n/a	n/a	12-10/25-253	70%	12-10/25-253	35% (QH) / 55% (HF)
LOADING						
Commercial	n/a	n/a	n/a	n/a	n/a	n/a
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
Bicycle Parking (Affordable Independent Residences for Seniors)	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	n/a	n/a

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

**detached house

***semi-detached house

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

^Within 100' of a wide street

^^Beyond 100' of a wide street