# Bronx Metro-North Station Area Study Zoning Comparison Table: Existing

| District-specific Provisions | | R4/C1-1 | R4/C2-2 | R5 | R6/C1-2 | R6/C2-2 | R6/C2-4 | R6A | C8-1 | C8-4 | M1-1 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| USE | **Permitted Uses** | UG 1 - 6 | UG 1 - 9, 14 | UG 1 - 4 | UG 1 - 6 | UG 1 - 9, 14 | UG 1 - 9, 14 | UG 1 - 4 | UG 4 - 14, 16 | UG 4 - 14, 16 | UG 3 - 17 |
| | **Commercial Floors in Mixed-use Buildings** | Lowest story | Lowest story | n/a | Lowest story | Lowest story | Lowest story | n/a | n/a | n/a | n/a |
| BULK | **Max. Residential FAR** | 0.75 (0.90)* | 0.75 (0.90)* | 1.25 | 2.42, 3 QH | 2.42, 3 QH | 2.42, 3 QH | 3.0 | n/a | n/a | n/a |
| | **Max. Community Facility FAR** | 2.0 | 2.0 | 2.0 | 4.8 | 4.8 | 4.8 | 3.0 | 2.4 | 6.5 | 2.4 |
| | **Max. Commercial FAR** | 1.0 | 1.0 | n/a | 2.0 | 2.0 | 2.0 | n/a | 1.0 | 5.0 | 1.0 |
| | **Max. Base Height** | 25' | 25' | 30' | 65' | 65' | 65' | 65' | 30' | 85' | 30' |
| | **Max. Overall Height** | 35' | 35' | 40' | 115' | 115' | 115' | 85' | n/a | n/a | n/a |
| PARKING AND LOADING | **Required Parking (market rate)** | 100% | 100% | 85% | 50% | 50% | 50% | 50% | n/a | n/a | n/a |
| | **Required Commercial Parking** | 1 per 150 sf (PRC-B) | 1 per 300 sf (PRC-B) | n/a | 1 per 300 sf (PRC-B) | 1 per 300 sf (PRC-B) | 1 per 1,000 sf (PRC-B) | n/a | 1 per 300 sf | None | Varies with use |

**Note:** * with 20% attic allowance