Kingsbridge Armory, Bronx

Zoning Comparison Table

2/10/2025

	C4-4 Existing Zoning		M1-4A/R7-2 (MX) Proposed Zoning	
	ZR Section #	C4-4	ZR Section #	M1-4A/R7-2 (MX)
USE GROUPS				
Permitted Use Groups	22-10 / 32-10	I-X	22-10 / 42-10 / 123-20	I-X
MAXIMUM FAR				
Residential	34-112 / 23-22*	5.01	123-622 / 23-22*	5.01
Community Facility	33-123	6.5	123-621 / 24-11	6.5
Commercial	33-122	3.4	123-623(a) / 43-132	5.0
Manufacturing	n/a	n/a	123-623(a) / 43-132	5.0
YARDS				
Minimum Front Yard	n/a	n/a	123-631	n/a
Minimum Side Yard	33-25 / 34-232	None or 5' (Residential), None or 8' (Commercial)	123-631	None or 5' (Residential), None (Mixed-Use)
Minimum Rear Yard	33-26 / 23-342	30'**, 20' (At or Below 75') / 30' (Above 75')***, 20' (Commercial)	23-342 / 43-262	Varies
HEIGHT AND SETBACKS				
Minimum Base Height	34-112 / 23-432	40'	123-652(b) / 23-432	40'
Maximum Base Height	34-112 / 23-432* / 33-432	85' (Residential), 60' or 4-Stories (Commercial)	123-652(b) / 43-46	125'
Maximum Building Height	34-112 / 23-432* / 23-434(b) / 33-432	105'****, 115***** (Residential), 155^, Sky Exposure Plane (Commercial)	123-652(b) / 43-46	155'
Sky Exposure Plane	33-432	2.7 to 1 (narrow), 5.6 to 1 (wide)	n/a	n/a
Setbacks from Narrow Streets	34-112 / 23-433 / 33-432	15' (Residential), 20' (Commercial)	123-652(b) / 23-433 / 43-46	15'
Setbacks from Wide Streets	34-112 / 23-433 / 33-432	10' (Residential), 15' (Commercial)	123-652(b) / 23-433 / 43-46	10'
LOT COVERAGE				
Interior/Through Lot	23-362	80%, 50%^	123-632 / 23-362	80% or 50%^ (Residential), n/a (Mixed-Use)
Corner Lot	23-362	100%, 50%^	123-632 / 23-362	100% or 50%^ (Residential), n/a (Mixed-Use)
DENSITY				
Maximum Number of Dwelling Units	23-52	680 sf/DU, None^^	23-52	680 sf/DU, None^^
PARKING				
Residential	25-222	25%	123-72 / 25-222	25%
Commercial/Manufacturing	36-21	By Use	123-71 / 44-21	By Use
Qualifying Affordable Housing	25-222	None	123-72 / 25-211	None
Qualifying Senior Housing	25-222	None	123-72 / 25-211	None
Bicycle Parking (Residential)	25-811	1 per 2 dwelling units (UG-2)	123-72 / 25-811	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	25-811	1 per 10,000 sf	123-72 / 25-811	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	36-711	By Use	123-71 / 44-60 / 36-711	By Use
LOADING				
Commercial/Manufacturing	36-62	By Use	123-71 / 44-52	By Use

*When providing qualifying affordable housing or qualifying senior housing

**If lot is less than 40' wide

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

****Beyond 100' of a wide street

*****Within 100' of a wide street

^If utilizing eligible site regulations

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