Bronx Metro-North Station Area Study Zoning Comparison Table: Proposed

District-specific Provisions		R4	R6A (MIH)		R6-1/C2-4 (MIH)		R7-2/C2-4 (MIH)		R8X/C2-4 (MIH)	
		Underlying	*Underlying*	*Special District*	*Underlying* **	*Special District*	*Underlying*	*Special District*	*Underlying*	*Special District*
USE	**Permitted Uses**	UG 1 - 4	UG 1 - 4	" "	UG 1 - 9, 14	" "	UG 1 - 9, 14	" "	UG 1 - 9, 14	" "
	Commercial Floors in Mixed-use Buildings	n/a	n/a	n/a	Lowest story	**Lowest two stories**	Lowest story	**Lowest two stories**	Lowest story	**Lowest two stories**
BULK	**Max. Residential FAR**	0.75 (0.90) *	3.6	**3.9**	3.6	**3.9**	4.6	**5.0**	7.2	" "
	Max. Community Facility FAR	2.0	3.0	" "	4.8	" "	6.5	" "	6.0	" "
	Max. Commercial FAR	n/a	n/a	" "	2.0	" "	2.0	" "	2.0	" "
	Street Wall Location	None	Line up	**Text Map**	None	**Text Map**	None	**Text Map**	None	**Text Map**
	Min. Base Height	n/a	40'	" "	None	" "	None	" "	None	" "
	Max. Base Height	n/a	65'	" "	65'	" "	75'	**85'**	105'	" "
	Max. Overall Height	35'	85'	**95'**	115'	**125'**	135'	**155'**	175'	" "
	Non-residential Height and Setback	SEP	Subject to max. base and overall heights	" "	SEP	**Subject to max. base and overall heights**	SEP	**Subject to max. base and overall heights**	SEP	**Subject to max. base and overall heights**
	Rear Yard Requirements	30'	Underlying	" "	Underlying	" "	Underlying	" "	Underlying	" "
PARKING AND LOADING	**Required Parking (market rate)**	100%	50%	**n/a**	50%	**n/a**	50%	**n/a**	40%	**n/a**
	Required Parking (IRHU)	Outside of TZ: 25% Within TZ: None	Outside of TZ: 25% Within TZ: None	**n/a**	Outside of TZ: 25% Within TZ: None	**n/a**	Outside of TZ: 15% Within TZ: None	**n/a**	Outside of TZ: 12% Within TZ: None	**n/a**
	Residential Parking Waiver	n/a	5 spaces	**n/a**	5 spaces	**n/a**	15 spaces or at or below 10k lot	**n/a**	15 spaces or at or below 10k lot	**n/a**
	Residential Parking Reduction	n/a	None	**n/a**	None	**n/a**	Between 10 - 15 k lot = 30%	**n/a**	Between 10 - 15 k lot = 20%	**n/a**
	Required Commercial Parking	n/a	n/a	n/a	1 per 1,000 sf (PRC-B)	**1 per 1,000 sf (all commercial)**	1 per 1,000 sf (PRC-B)	**1 per 1,000 sf (all commercial)**	1 per 1,000 sf (PRC-B)	**1 per 1,000 sf (all commercial)**
	Commercial Parking Waivers	n/a	n/a	n/a	40 spaces	" "	40 spaces	" "	40 spaces	" "
	Commercial Loading Waiver	n/a	n/a	n/a	First 8,000 sf	**First 25,000 sf**	First 25,000 sf	" "	First 25,000 sf	" "
	Shared Accessory Parking Spaces	None	None	**Residential**	Residential (pursuant to Section 36-46)	**Residential and commercial**	Residential (pursuant to Section 36-46)	**Residential and commercial**	Residential (pursuant to Section 36-46)	**Residential and commercial**

Note:

***** with 20% attic allowance

** denotes citywide text that will establish those districts

District-specific Provisions		C4-3 (MIH)		C4-4 (MIH)		C4-4 plus (MIH)		C8-2		M1-1A/R7-3 (MIH)	
		Underlying	*Special District*	*Underlying*	*Special District*	*Underlying*	*Special District*	*Underlying*	*Special District*	*Underlying* **	*Special District*
USE	**Permitted Uses**	UG 1 - 6, 8 - 10, 12	" "	UG 1 - 6, 8 - 10, 12	" "	UG 1 - 6, 8 - 10, 12	" "	UG 4 - 14, 16	" "	UG 1 - 9, 14	" "
	Commercial Floors in Mixed-use Buildings	Located anywhere below residential	**Mixing of residential and commercial on the same floor**	Located anywhere below residential	**Mixing of residential and commercial on the same floor**	Located anywhere below residential	**Mixing of residential and commercial on the same floor**	n/a	n/a	Lowest story	**Lowest two stories**
BULK	**Max. Residential FAR**	2.42	**3.9**	4.6	**5.0**	4.6	**7.2**	n/a	n/a	6.0	" "
	Max. Community Facility FAR	4.8	" "	6.5	" "	6.5	" "	4.8	" "	5.0	**6.5**
	Max. Commercial FAR	3.4	**4.0**	3.4	**4.0**	3.4	**4.0**	2.0	" "	2.0	" "
	Street Wall Location	None	**Text Map**	None	**Text Map**	None	**Text Map**	n/a	n/a	None	**Text Map**
	Min. Base Height	None	" "	None	" "	None	**TBD**	n/a	n/a	None	" "
	Max. Base Height	65'	" "	75'	**85'**	75'	**105'**	n/a	n/a	85'	**95'**
	Max. Overall Height	115'	**125'**	135'	**155'**	135'	**215'**	n/a	n/a	185'	" "
	Non-residential Height and Setback	SEP	**Subject to max. base and overall heights**	SEP	**Subject to max. base and overall heights**	SEP	**Subject to max. base and overall heights**	SEP	" "	SEP	**Subject to max. base and overall heights**
	Rear Yard Requirements	Underlying	" "	Underlying	" "	Underlying	" "	Underlying	**Waive along rail line right-of-way**	Underlying	" "
PARKING AND LOADING	**Required Parking (market rate)**	50%	**n/a**	50%	**n/a**	50%	**n/a**	n/a	" "	50%	**n/a**
	Required Parking (IRHU)	Outside of TZ: 25% Within TZ: None	**n/a**	Outside of TZ: 15% Within TZ: None	**n/a**	Outside of TZ: 15% Within TZ: None	**n/a**	n/a	" "	Outside of TZ: 15% Within TZ: None	**n/a**
	Residential Parking Waiver	5 spaces	**n/a**	15 spaces or at or below 10k lot	**n/a**	15 spaces or at or below 10k lot	**n/a**	n/a	" "	15 spaces or at or below 10k lot	**n/a**
	Residential Parking Reduction	None	**n/a**	Between 10 - 15 k lot = 30%	**n/a**	Between 10 - 15 k lot = 30%	**n/a**	n/a	" "	Between 10 - 15 k lot = 30%	**n/a**
	Required Commercial Parking	1 per 400 sf (PRC-B)	**1 per 1,000 sf (all commercial)**	1 per 1,000 sf (PRC-B)	**1 per 1,000 sf (all commercial)**	1 per 400 sf (PRC-B)	**1 per 1,000 sf (all commercial)**	1 per 400 sf (PRC-B)	**1 per 1,000 sf (all commercial)**	1 per 1,000 sf (PRC-B)	**1 per 1,000 sf (all commercial)**
	Commercial Parking Waivers	25 spaces	**40 spaces**	40 spaces	" "	40 spaces	" "	25 spaces	**40 spaces**	40 spaces	" "
	Commercial Loading Waiver	First 8,000 sf	**First 25,000 sf**	First 25,000 sf	" "	First 25,000 sf	" "	First 8,000 sf	**First 25,000 sf**	First 25,000 sf	" "
	Shared Accessory Parking Spaces	Residential (pursuant to Section 36-46)	**Residential and commercial**	Residential (pursuant to Section 36-46)	**Residential and commercial**	Residential (pursuant to Section 36-46)	**Residential and commercial**	None	**Commercial**	Residential (pursuant to Section 36-46)	**Residential and commercial**

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