4541 Furman Avenue, Bronx

Zoning Comparison Table

	Permitted/Required					
	Existing Zoning (M1-1)		Proposed Zoning R7D (Under MIH Zoning)		Proposed Zoning R7D/C2-4 (Under MIH Zoning)	
	ZR Section #	M1-1	ZR Section #	R7D	ZR Section #	R7D/C2-4
USE GROUPS	42-10	4 - 14, 16, 17	22-10	1, 2, 3, 4	22-10/32-10	1, 2, 3, 4, 5, 6, 7, 8, 9, 14
Residential	n/a	n/a	23-154*	5.6	23-154*	5.6
Affordable Independent Residences for Seniors	n/a	n/a	23-155	5.6	23-155	5.6
Community Facility	43-122	2.4	24-11	4.2	33-121	4.2
Commercial	43-12	1	n/a	n/a	33-121	2.0
Commercial and Community Facility	43-122	2.4	n/a	n/a	33-121	4.2
Manufacturing	43-12	1	n/a	n/a	n/a	n/a
YARDS						
Minimum Front Yard	n/a	n/a	n/a	n/a	n/a	n/a
Minimum Side Yard	43-25	None or 8 feet	23-462	None or 8 feet	35-52/23-462	None or 8 feet
Minimum Rear Yard	43-26	20'	23-47	30'	23-47/33-26	30', 20' (Commercial)
HEIGHT AND SETBACKS						
Minimum Base Height	43-43	n/a	23-662	60'	35-22/36-65/35-652/23-662	60'
Maximum Base Height	43-43	30'/2-Stories	23-664*	95'	35-22/36-65/35-652/23-664*	95'
Maximum Building Height	43-43	Sky Exposure Plane	23-664*	115'/11-Stories	35-22/36-65/35-652/23-664*	115'/11-Stories
Maximum Height of Front Wall	43-43	30'/2-Stories	23-664*	95'	35-22/36-65/35-652/23-664*	95'
Sky Exposure Plane	43-43	1:1	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	43-43	20'	23-662	15'	35-22/36-65/35-652/23-662	15'
Setbacks from Wide Streets	43-43	15'	23-662	10'	35-22/36-65/35-652/23-662	10'
OPEN SPACE						
Minimum Open Space Ratio/Max. Lot Coverage	n/a	n/a	n/a	n/a	n/a	n/a
LOT COVERAGE						
Interior/Through Lot	n/a	n/a	23-153	65%	23-153/35-22	65%
Corner Lot	n/a	n/a	23-153	100%	23-153	100%
DENSITY						
Affordable Dwelling Units	n/a	n/a	23-22	680 sf/DU	23-22/35-22	680 sf/DU
Affordable Independent Residences for Seniors	n/a	n/a	23-23	325 sf/DU	23-23	325 sf/DU
PARKING						
Residential	n/a	n/a	25-23	50%	25-23/36-33	50%
Commercial	44-20	By Use	n/a	n/a	36-21	By Use
Income-Restricted Housing Units	n/a	n/a	12-10/25-251	15% or None (Transit Zone)	12-10/25-251	15% or None (Transit Zone)
Affordable Independent Residences for Seniors	n/a	n/a	12-10/25-252	10% or None (Transit Zone)	12-10/25-252	10% or None (Transit Zone)
Government Assisted Dwelling Units	n/a	n/a	12-10/25-253	25%	12-10/25-253	25%
LOADING						
Commercial	44-52	By Use	n/a	n/a	36-62	By Use
Manufacturing	44-52	By Use	n/a	n/a	n/a	n/a
Bicycle Parking (Residential)	44-60/36-70	n/a	25-80/36-70	1 per 2 dwelling units	25-80/36-70	1 per 2 dwelling units
Bicycle Parking (Affordable Independent Residences for Seniors)	44-60/36-70	n/a	25-80/36-70	1 per 10,000 sf	25-80/36-70	1 per 10,000 sf
Bicycle Parking (Commercial)	44-60/36-70	By Use	n/a	n/a	36-70	By Use

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