4506 Park Avenue Rezoning, Bronx

Zoning Comparison Table

10/28/2024

	M1-1 Existing Zoning		R7A/C2-4 Proposed Zoning (MIH)		R7X/C2-4 Proposed Zoning (MIH)	
	ZR Section #	M1-1	ZR Section #	R7A/C2-4	ZR Section #	R7X/C2-4
USE GROUPS						
Permitted Use Groups	42-10	I, III-X	22-10 / 32-10	I-X	22-10 / 32-10	I-X
MAXIMUM FAR						
Residential	n/a	n/a	23-222*	5.01	23-222*	6.0
Community Facility	43-122	2.4	24-11	4.0	24-11	5.0
Commercial	43-12	1	33-121	2.0	33-121	2.0
Commercial and Community Facility	43-122	2.4	33-121	4.0	33-121	5.0
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'	23-334 / 33-25	None or 5'	23-334 / 33-25	None or 5'
Minimum Rear Yard	43-26	20'	23-342 / 33-26	20'** / 30'***, 20' (Commercial)	23-342 / 33-26	20'** / 30'***, 20' (Commercial)
HEIGHT AND SETBACKS						
Minimum Base Height	43-43	n/a	23-432	40'	23-432	60'
Maximum Base Height	43-43	30'/2-Stories	23-434*^	85'	23-434*^	105'
Maximum Building Height	43-43	Sky Exposure Plane	23-434*	115'	23-434*	145'/14-Stories (w/QGF)
Sky Exposure Plane	43-43	1:1 (Narrow), 1:1 (Wide)	n/a^	n/a	n/a^	n/a
Setbacks from Narrow Streets	43-43	20'	23-433^	15'	23-433^	15'
Setbacks from Wide Streets	43-43	15'	23-433^	10'	23-433^	10'
OPEN SPACE						
Minimum Open Space Ratio/Maximum Lot Coverage	n/a	n/a	n/a	n/a	n/a	n/a
LOT COVERAGE						
Interior/Through Lot	n/a	n/a	23-362	80%	23-362	70%
Corner Lot	n/a	n/a	23-362	100%	23-362	100%
DENSITY						
Maximum Number of Dwelling Units	n/a	n/a	23-52	None (Transit Zone)	23-52	None (Transit Zone)
PARKING						
Residential	n/a	n/a	25-21	None	25-21	None
Commercial	44-20	By Use	36-21	By Use	36-21	By Use
LOADING						
Commercial	44-52	By Use	36-62	By Use	36-62	By Use
Bicycle Parking (Residential)	44-52	By Use	25-811	1 per 2 dwelling units (UG-2)	25-811	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	n/a	n/a	25-811	1 per 10,000 sf	25-811	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	44-60	By Use	36-711	By Use	36-711	By Use

*When providing affordable housing pursuant to the Inclusionary Housing Program or Universal Affordability Program

**For portions of buildings 75 feet or shorter

***For portions of buildings taller than 75 feet

^Per ZR Section 33-40, commercial uses in R7A & R7X districts are subject to Quality Housing regulations in ZR Section 23-60

*****NOTE: THIS DOCUMENT ASSUMES APPROVAL OF CITY OF YES FOR HOUSING OPPORTUNITY*****