624 Morris Avenue, Bronx

Zoning Comparison Table

	Existing/Proposed Zoning			
	Existing Zoning (R7-1)		Proposed Zoning (R7-1/C1-4)	
	ZR Section #	R7-1	ZR Section #	R7-1/C1-4
USE GROUPS	22-10	1, 2, 3, 4	22-10/32-10	1, 2, 3, 4, 5, 6
Residential	23-153/23-151	4.0 (QH)*, 3.44 (QH)**, 3.44 (HF)	23-153/23-151	4.0 (QH)*, 3.44 (QH)**, 3.44 (HF)
Affordable Independent Residences for Seniors	23-155	5.01	23-155	5.01
Community Facility	24-11	4.8	24-11/33-121	4.8
Commercial	n/a	n/a	33-121	2.0
Commercial and Community Facility	n/a	n/a	33-121	4.8
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	n/a	n/a	n/a	n/a
Minimum Side Yard	23-462	None or 8'	23-462/35-52	None or 8'
Minimum Rear Yard	23-47	30'	23-47/33-26	30'/20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	23-662	40' (QH)*	23-662	40' (QH)*
Maximum Base Height	23-662	75' (QH)*, 65' (QH)**	23-662	75' (QH)*, 65' (QH)**
Maximum Building Height	23-662	80' (QH)*, 75' (QH)**	23-662	80' (QH)*, 75' (QH)**
Maximum Height of Front Wall	23-662	75' (QH)*, 65' (QH)**	23-662/33-431	75' (QH)*, 65' (QH)**/60' or 4 stories (Commercial)
Sky Exposure Plane	23-641	2.7:1 narrow / 5.6:1 wide (HF)	23-641/33-431	2.7:1 narrow / 5.6:1 wide (HF)
Setbacks from Narrow Streets	23-641/23-662	15' (QH), 20' (HF)	23-641/23-662/33-431	15' (QH), 20' (HF)/20' (Commercial)
Setbacks from Wide Streets	23-641/23-662	10' (QH), 15' (HF)	23-641/23-662/33-431	10' (QH), 15' (HF)/20' (Commercial)
OPEN SPACE				
Minimum Open Space Ratio/Maximum Lot Coverage	23-151	Varies	23-151	Varies
LOT COVERAGE				
Interior/Through Lot	23-153	65% (QH)	23-153	65% (QH)
Corner Lot	23-153	100% (QH)	23-153	100% (QH)
DENSITY				
Maximum Number of Dwelling Units	23-22	680 sf/DU max	23-22	680 sf/DU max
Affordable Independent Residences for Seniors	23-23	325 sf/DU max	23-23	325 sf/DU max
PARKING				
Residential	25-23	50% (QH), 60% (HF)	25-23	50% (QH), 60% (HF)
Commercial	n/a	n/a	36-21	By Use
Income-Restricted Housing Units	12-10/25-251	None (Transit Zone)	12-10/25-251	None (Transit Zone)
Affordable Independent Residences for Seniors	12-10/25-252	None (Transit Zone)	12-10/25-252	None (Transit Zone)
Government Assisted Dwelling Units	12-10/25-253	25% (QH) / 45% (HF)	12-10/25-253	25% (QH) / 45% (HF)
LOADING				
Commercial	n/a	n/a	36-62	By Use
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units (UG-2)	25-80	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	25-80	1 per 10,000 sf	25-80	1 per 10,000 sf
Bicycle Parking (Commercial)	n/a	n/a	36-711	By Use

*Within 100' of a wide street

**Beyond 100' of a wide street

Definitions:

"HF" - Height Factor

"QH" - Quality Housing