2009 Sedgwick Avenue, Bronx

Zoning Comparison Table

	Permitted/Required			
	Existing Zoning (R5)		Proposed Zoning R6 (Under MIH Zoning)	
	ZR Section #	R5	ZR Section #	R6
USE GROUPS	22-10	1, 2, 3, 4	22-10	1, 2, 3, 4
Residential	23-142	1.25	23-154*	3.60
Affordable Independent Residences for Seniors ("AIRS")	23-144	1.95	23-155	3.9
Community Facility	24-11	2.00	24-11	4.80
Commercial	n/a	n/a	n/a	n/a
Commercial and Community Facility	n/a	n/a	n/a	n/a
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	23-45a	10'	n/a	n/a
Minimum Side Yard	23-461(b)	8'	23-462	None or 8 feet
Minimum Rear Yard	23-47	30'	23-47	30'
HEIGHT AND SETBACKS				
Minimum Base Height	n/a	n/a	23-662	40'
Maximum Base Height	23-631(d)	30'	23-664*	65'
Maximum Building Height	23-631(d)	40'	23-664*	85'/8-Stories
Maximum Height of Front Wall	23-631(d)	30'	23-664*	65'
Sky Exposure Plane	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	23-631(d)	15'	23-662	15'
Setbacks from Wide Streets	23-631(d)	15'	23-662	10'
OPEN SPACE				
Minimum Open Space Ratio/Maximum Lot Coverage	23-142	45% / 55%	23-151	Varies
LOT COVERAGE				
Interior/Through Lot	23-142	55%	23-153	65%
Corner Lot	24-11	55%	23-153	100%
DENSITY				
Maximum Number of Dwelling Units	23-22	760 or 900 (built up areas)	23-22	680 sf/DU
PARKING				
Residential	25-23	85%	25-23	50%
Commercial	n/a	n/a	n/a	n/a
Income-Restricted Housing Units	12-10/25-251	None (Transit Zone)	12-10/25-251	None (Transit Zone)
AIRS	12-10/25-252	None (Transit Zone)	12-10/25-252	None (Transit Zone)
Government Assisted Dwelling Units	12-10/25-253	70%	12-10/25-253	35%
LOADING				
Commercial	n/a	n/a	n/a	n/a
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	n/a	n/a

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