Bronx Metro-North Station Area Study

Rezoning Compliance Table

		Floor Area Ratio			Building Height		
Proposed Zoning District	**Total Lots**	**Max. FAR**	**# of Lots Complying**	**% of Lots Complying**	**Height Limit*****	**# of Lots Complying**	**% of Lots Complying**
R4	2	0.75 (0.90) *	1	50%	35’	2	100%
R6A**	16	3.9	16	100%	95’	16	100%
R6-1	120	4.8	120	100%	125’	120	100%
R7-2	17	6.5	17	100%	155’	17	100%
R8X	16	7.2	16	100%	175’	16	100%
C4-3 ***	3	4.8	3	100%	Sky Exposure Plane	3	100%
C4-3	11	4.8	11	100%	125’	11	100%
C4-4 ******	85	6.5	85	100%	155’	85	100%
C8-2	17	4.8	17	100%	Sky Exposure Plane	17	100%
M1-1A/R7-3	3	6.5	3	100%	185’	3	100%

* With 20 percent attic allowance.

** 3.9 maximum FAR pursuant to the Special Eastchester – East Tremont Corridor District.

*** Where a proposed C4-3 district is not mapped within the Special Eastchester – East Tremont Corridor District, height and setback regulations for non-residential buildings are governed by a Sky Exposure Plane.

**** In certain areas where a C4-4 district is proposed, the maximum permitted FAR is increased to 7.2 pursuant to the Special Eastchester – East Tremont Corridor District.

***** The height limits for R6A and R6-1 zoning districts are increased by 10 feet and by 20 feet for the R7-2 zoning district pursuant to the Special Eastchester – East Tremont Corridor District. The same height limits apply when these zoning districts as the residential district equivalent within a proposed commercial district.