**1160 Pugsley Avenue, Bronx**

Zoning Comparison Table

2/25/2025

| | R5 Existing Zoning | | R7A/C2-4 Proposed Zoning (MIH) | |
|---|---|---|---|---|
| | **ZR Section #** | **R5** | **ZR Section #** | **R7A/C2-4** |
| **USE GROUPS** | | | | |
| Permitted Use Groups | 22-10 | I-IV | 22-10 / 32-10 | I-IV, VI-X |
| **MAXIMUM FAR** | | | | |
| Residential | 23-21 | 1.5, 2.0* | 23-22 | 4.0 |
| Qualifying Affordable / Senior Housing | 23-21 | 1.5, 2.0* | 23-22 | 5.01 |
| Community Facility | 24-11 | 2.0 | 33-121 / 24-11 | 4.0 |
| Commercial | n/a | n/a | 33-121 | 2.0 |
| Manufacturing | n/a | n/a | n/a | n/a |
| **YARDS** | | | | |
| Minimum Front Yard | 23-321 | 10' | n/a | n/a |
| Minimum Side Yard | 23-331 | Two of 5' Each (Detached), 5' (Semi-Detached & Zero Lot Line), None or 5' (Other Residences) | 23-334 / 33-25 | None or 5' (Residential), None or 8' (Commercial) |
| Minimum Rear Yard | 23-342 | 20' or 30' (Varies) | 23-342 / 33-26 | 20' or 30' (Varies) (Residential), 20' (Commercial) |
| **HEIGHT AND SETBACKS** | | | | |
| Minimum Base Height | 23-422 | n/a | 23-432^ | 40' |
| Maximum Base Height | 23-422(d) / 23-424 | 35', 45'* | 23-432^ | 85'** |
| Maximum Building Height | 23-422(d) / 23-424 | 45', 55* | 23-432^ | 115'** |
| Sky Exposure Plane | n/a | n/a | n/a^ | n/a |
| Setbacks from Narrow Streets | 23-423 | 15' | 23-433^ | 15' |
| Setbacks from Wide Streets | 23-423 | 10' | 23-433^ | 10' |
| **LOT COVERAGE** | | | | |
| Interior/Through Lot | 23-361 | 60% (One- & Two-Family Homes), 80% (Multiple Dwellings) | 23-362 | 80% |
| Corner Lot | 23-361 | 80% (One- & Two-Family Homes), 100% (Multiple Dwellings) | 23-362 | 100% |
| **DENSITY** | | | | |
| Maximum Number of Dwelling Units | 23-52 | 680 sf/DU | 23-52 | 680 sf/DU |
| Qualifying Senior Housing / Conversions | 23-52 | n/a | 23-52 | n/a |
| **PARKING** | | | | |
| Residential | 25-222 | 35% | 25-222 | 15% per DU |
| Commercial | n/a | n/a | 36-21 | By Use |
| Qualifying Affordable Housing | 25-222 | None (Outer Transit Zone) | 25-222 | None (Outer Transit Zone) |
| Qualifying Senior Housing | 25-222 | None (Outer Transit Zone) | 25-222 | None (Outer Transit Zone) |
| Bicycle Parking (Residential) | 25-811 | 1 per 2 dwelling units (UG-2) | 25-80 | 1 per 2 dwelling units (UG-2) |
| Bicycle Parking (AIRS) | 25-811 | 1 per 10,000 sf | 25-80 | 1 per 10,000 sf |
| Bicycle Parking (Commercial) | n/a | n/a | 36-711 | By Use |
| **LOADING** | | | | |
| Commercial | n/a | n/a | 36-62 | By Use |

*if a qualifying residential site

**When providing qualifying affordable housing or qualifying senior housing

^Per ZR Section 33-40, commercial uses in R7A districts are subject to Height and Setback regulations in ZR Section 23-43