1160 Pugsley Avenue, Bronx

3/18/2025

Land Use, Conformance and Compliance Table

Zoning Map Amendment

Existing Conditions								Proposed Conditions				
Block	Lot	Zoning District	Existing Land Use	Conformance	Permitted FAR	Built FAR	Compliance	Zoning District	Proposed Land Use	Conformance	Permitted FAR****	Compliance
Applicant's Properties												
3802	1	R5	Commercial	Yes	1.5 or 2.0***	1.0	Yes	R7A/C2-4	Mixed Use (Residential & Commercial)	Yes	5.01 (res.)/2.0 (comm.)	Yes
3802	6	R5	Vacant	Yes	1.5 or 2.0***	0.0	Yes	R7A/C2-4	Mixed Use (Residential & Commercial)	Yes	5.01 (res.)/2.0 (comm.)	Yes
Other Properties												
3802	13 (p/o)	R5	Residential	Yes	1.5 or 2.0***	1.4	Yes	R7A/C2-4	No Change	Yes	5.01 (res.)/2.0 (comm.)	Yes
3802	80 (p/o)	R5	Parking	No	1.5 or 2.0***	0.0	Yes	R7A/C2-4	No Change	No^	5.01 (res.)/2.0 (comm.)	Yes
Total # of Lots*	**4**		**% of Conformance****	**75%**		**% Compliant**	**100%**		**% of Conformance****	**75%**	**% Compliant**	**100%**

**All Properties including development sites*

***Calculate vacant lots as in conformance and compliance*

****If a qualifying residential site*

*****When providing qualifying affordable housing or qualifying senior housing*

^Majority of lot in adjacent R5 district