**Crab Shanty Rezoning, 361 City Island Avenue, Bronx**

**Zoning Comparison Table**

| | Permitted/Required | | | |
|---|---|---|---|---|
| | Existing Zoning (R3A) | | Proposed Zoning R3A/C1-2 | |
| | ZR Section # | R3A (CD) | ZR Section # | R3A/C1-2 (CD) |
| **USE GROUPS** | 22-10 / 112-07 | 1, 2, 3, 4 | 32-10 / 112-07 | 1, 2, 3, 4, 5, 6* |
| Residential | 23-142 | 0.5 | 23-142 | 0.5 |
| Affordable Independent Residences for Seniors | 23-144 | 0.5 | 23-144 | 0.5 |
| Community Facility | 24-11 | 1 | 33-121 | 1 |
| Commercial | n/a | n/a | 33-121 | 1 |
| Commercial and Community Facility | n/a | n/a | 33-121 | 1 |
| Manufacturing | n/a | n/a | n/a | n/a |
| **YARDS** | | | | |
| Minimum Front Yard | 23-45a | 10' | 23-45a | 10' or None (Commercial) |
| Minimum Side Yard | 23-461/462 | 8' | 33-25 | None or 8' (Commercial) |
| Minimum Rear Yard | 23-47 | 30' | 23-47/33-26 | 30', 20' (Commercial) |
| **HEIGHT AND SETBACKS** | | | | |
| Minimum Base Height | n/a | n/a | n/a | n/a |
| Maximum Base Height | 23-631b | 21' | 23-631b/33-431 | 21', 30' (Commercial) |
| Maximum Building Height | 23-631b / 112-103 | 35' | 23-631b/33-431/112-103 | 35' |
| Maximum Height of Front Wall | 23-631b | 21' | 23-631b/33-431 | 21', 30' (Commercial) |
| Sky Exposure Plane | n/a | n/a | 33-431 | 1:1 |
| Setbacks from Narrow Streets | n/a | n/a | 33-431 | 20' |
| Setbacks from Wide Streets | n/a | n/a | 33-431 | 15' |
| **OPEN SPACE** | | | | |
| Residential | n/a | n/a | n/a | n/a |
| Max. Interior Lot Coverage | n/a | n/a | n/a | n/a |
| Affordable Independent Residences for Seniors | n/a | n/a | n/a | n/a |
| Minimum Open Space Ratio | n/a | n/a | n/a | n/a |
| Maximum Lot Coverage | n/a | n/a | n/a | n/a |
| **LOT COVERAGE** | | | | |
| Interior/Through Lot | n/a | See Yards | n/a | See Yards |
| **DENSITY** | | | | |
| Affordable Dwelling Units | 23-22 | 710 sf/DU | 23-22 | 710 sf/DU |
| **PARKING** | | | | |
| Residential | 25-23 | 100% | 25-23 | 100% |
| Commercial | n/a | n/a | 36-21/112-11 | By Use |
| Income-Restricted Housing Units | n/a | n/a | n/a | n/a |
| Affordable Independent Residences for Seniors | 12-10/25-252 | 10% | 12-10/25-252 | 10% |
| | n/a | n/a | n/a | n/a |
| **LOADING** | | | | |
| Commercial | n/a | n/a | 36-62 | By Use |
| Bicycle Parking (Residential) | 25-80 | 1 per 2 dwelling units | 25-80 | 1 per 2 dwelling units |
| Bicycle Parking (Affordable Independent Residences for Seniors) | 25-80 | 1 per 10,000 sf | 25-80 | 1 per 10,000 sf |
| Bicycle Parking (Commercial) | n/a | n/a | 36-70 | By Use |

*The Special City Island District restricts certain uses in C1 districts pursuant to Section 112-071 of the Zoning Resolution