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)	34-232 / 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%
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