1930 Adee Avenue, Bronx

Zoning Comparison Table

	Existing/Proposed Zoning			
	Existing Zoning (R4)		Proposed Zoning (R6B) (Under MIH Zoning)	
	ZR Section #	**R4**	**ZR Section #**	**R6B**
USE GROUPS	22-10	1, 2, 3, 4	22-10	1, 2, 3, 4
Maximum FAR (Total)				
Residential	23-142	0.75, 0.9*	23-154	2.2***
Affordable Independent Residences for Seniors ("AIRS")	23-144	1.29	23-155	2.2
Community Facility	24-11	2	24-11	2
Commercial	n/a	n/a	n/a	n/a
Commercial and Community Facility	n/a	n/a	n/a	n/a
Manufacturing	n/a	n/a	n/a	n/a
YARDS				
Minimum Front Yard	23-45	10' / 18 feet'**	n/a	n/a
Minimum Side Yard	23-461	13' (Total), 5' (Min.), 8' (semi-detached)	23-462	None or 8 feet
Minimum Rear Yard	23-47	30'	23-47	30'
HEIGHT AND SETBACKS				
Minimum Base Height	n/a	n/a	23-662	30'
Maximum Base Height	23-631(b)	25'	23-662	45' (w/ QGF)
Maximum Building Height	23-631(b)	35'	23-662	55'/5-Stories (w/ QGF)
Maximum Height of Front Wall	23-631(b)	25'	23-662	45' (w/ QGF)
Sky Exposure Plane	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	n/a	n/a	23-662(c)	15'
Setbacks from Wide Streets	n/a	n/a	23-662(c)	10'
OPEN SPACE				
Minimum Open Space Ratio	23-142	55%	n/a	n/a
LOT COVERAGE				
Max. Interior Lot Coverage	23-142	45%	23-153	60%
Maximum Lot Coverage	23-142	45%	23-153	100%
DENSITY				
Maximum Dwelling Units	23-22	870 sf/DU	23-22	680 sf/DU
Minimum Size Dwelling Unit (AIRS)	23-23	325 sf/DU	23-23	325 sf/DU
PARKING				
Residential	25-23	100%	25-23	50%
Commercial	n/a	n/a	n/a	n/a
Income - Restricted Housing	12-10/25-251	50%	12-10/25-251	25%
AIRS	12-10/25-252	10%	12-10/25-252	10%
Government Assisted Parking	12-10/25-253	80%	12-10/25-253	35%
LOADING				
Commercial	n/a	n/a	n/a	n/a
Bicycle Parking (Residential)	25-80	1 per 2 dwelling units (UG-2)	25-811	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	25-80	1 per 10,000 sf	25-811	1 per 10,000 sf
Bicycle Parking (Commercial)	n/a	n/a	n/a	n/a

*With attic allowance