5602-5604 Broadway, Bronx

Zoning Comparison Table

	Existing/Proposed Zoning			
	Existing Zoning (M1-1)		Proposed Zoning (R7-3/C2-3) Under MIH Zoning	
	ZR Section #	M1-1	ZR Section #	R7-3/C2-3 (MIH)
USE GROUPS	42-10	4-14, 16, 17	22-10/32-10	1-9, 14
MAXIMUM FAR				
Residential	n/a	n/a	23-154*	5
Affordable Independent Residences for Seniors	n/a	n/a	23-155	6
Community Facility	43-122	2.4	24-11	6.5
Commercial	43-12	1.0	33-121	2.0
Commercial and Community Facility	43-122	2.4	33-121	6.5
Manufacturing	43-12	1	n/a	n/a
YARDS				
Minimum Front Yard	n/a	n/a	n/a	n/a
Minimum Side Yard	43-25	None or 8'	23-462 / 33-25	None or 8'
Minimum Rear Yard	43-26	20'	23-47 / 33-26	30', 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	43-43	n/a	23-662	40' (QH)**
Maximum Base Height	43-43	30'/2-Stories	23-664* / 33-431	85' (w/ QGF), 60' or 4-stories (Commercial)
Maximum Building Height	43-43	Sky Exposure Plane	23-664*	185'/18 stories (w/QGF)**, 95'/9-Stories*** (w/ QGF)
Maximum Height of Front Wall	43-43	30'/2-Stories	23-664* / 33-431	85' (w/ QGF), 60' or 4-stories (Commercial)
Sky Exposure Plane	43-43	1:1 (Narrow), 1:1 (Wide)	23-641 / 33-431	2.7:1 narrow / 5.6:1 wide (HF) (Commercial)
Setbacks from Narrow Streets	43-43	20'	23-641 / 23-662 / 33-431	15' (QH), 20' (HF), 20' (Commercial)
Setbacks from Wide Streets	43-43	15'	23-641 / 23-662 / 33-431	10' (QH), 15' (HF), 15' (Commercial)
OPEN SPACE				
Minimum Open Space Ratio	n/a	n/a	23-151	Varies
LOT COVERAGE				
Interior/Through Lot	n/a	n/a	23-153	65% (QH)
Corner Lot	n/a	n/a	23-153	100% (QH)
DENSITY				
Affordable Dwelling Units	n/a	n/a	23-22	680 sf/DU
Affordable Independent Residences for Seniors	n/a	n/a	23-23	325 sf/DU
PARKING				
Residential	n/a	n/a	25-23	50%
Commercial	44-20	By Use	36-21	By Use
Income-Restricted Housing Units	n/a	n/a	12-10/25-251	None (Transit Zone)
Affordable Independent Residences for Seniors	n/a	n/a	12-10/25-252	None (Transit Zone)
Government Assisted Dwelling Units	n/a	n/a	12-10/25-253	25%
LOADING				
Commercial	44-52	By Use	36-62	By Use
Manufacturing	44-52	By Use	n/a	n/a
Bicycle Parking (Residential)	n/a	n/a	25-811	1 per 2 dwelling units (UG-2)
Bicycle Parking (Affordable Independent Residences for Seniors)	n/a	n/a	25-811	1 per 10,000 sf
Bicycle Parking (Commercial)	44-60	By Use	36-711	By Use

* When providing affordable housing pursuant to the Inclusionary Housing Program as set forth in ZR Section 23-90

**Within 100' of a wide street

***Beyond 100' of a wide street