1014 Brook Avenue Rezoning, Bronx

Zoning Comparison Table

6/26/2025

	M1-1 Existing Zoning		M1-4/R7-3 (MX-7) Proposed Zoning (MIH)		M1-4/R8 (MX-7) Proposed Zoning (MIH)	
	ZR Section #	M1-1	ZR Section #	M1-4/R7-3 (MX-7)	ZR Section #	M1-4/R8 (MX-7)
USE GROUPS						
Permitted Use Groups	42-10	I, III-X	22-10 / 42-10 / 123-20	I-X	22-10 / 42-10 / 123-20	I-X
MAXIMUM FAR						
Residential	n/a	n/a	123-622 / 23-22	5.0	123-622 / 23-22	6.02, 7.2*
Qualifying Affordable / Senior Housing	n/a	n/a	123-622 / 23-22	6.0	123-622 / 23-22	7.2
Community Facility	43-122	2.4	123-621 / 24-11	6.5	123-621 / 24-11	6.5
Commercial	43-12	1.0	123-623(a) / 43-12	2.0	123-623(a) / 43-12	2.0
Manufacturing	43-12	1.0	123-623(a) / 43-12	2.0	123-623(a) / 43-12	2.0
YARDS						
Minimum Front Yard	n/a	n/a	123-631	n/a	123-631	n/a
Minimum Side Yard	43-25	None or 8'	123-631	None or 5' (Residential)	123-631	None or 5' (Residential)
Minimum Rear Yard	43-26	20'	23-47 / 43-26	20' or 30' (Varies)(Residential), 20' (Commercial/Manufacturing)	23-47 / 43-26	20' or 30' (Varies)(Residential), 20' (Commercial/Manufacturing)
HEIGHT AND SETBACKS						
Minimum Base Height	43-43	n/a	123-652(b)	60'	123-652(b)	60'
Maximum Base Height	43-43	30'/2-Stories	123-652(b)	105'	123-652(b)	105', 125'**
Maximum Building Height	43-43	Sky Exposure Plane	123-652(b)	185'	123-652(b)	215', 255'**
Sky Exposure Plane	43-43	1:1 (Narrow), 1:1 (Wide)	n/a	n/a	n/a	n/a
Setbacks from Narrow Streets	43-43	20'	123-652(b) / 23-433	15'	123-652(b) / 23-433	15'
Setbacks from Wide Streets	43-43	15'	123-652(b) / 23-43	10'	123-652(b) / 23-433	10'
LOT COVERAGE						
Interior/Through Lot	n/a	n/a	123-632 / 23-362	80% or 65%^ (Residential), n/a (Mixed-Use)	123-632 / 23-362	80% or 65%^ (Residential), n/a (Mixed-Use)
Corner Lot	n/a	n/a	123-632 / 23-362	100% or 65%^ (Residential), n/a (Mixed-Use)	123-632 / 23-362	100% or 65%^ (Residential), n/a (Mixed-Use)
DENSITY						
Maximum Number of Dwelling Units	n/a	n/a	23-52	680 sf/DU, None^^	23-52	680 sf/DU, None^^
PARKING						
Residential	n/a	n/a	123-72 / 25-222	15%	123-72 / 25-222	12%
Commercial/Manufacturing	44-20	By Use	123-71 / 44-21	By Use	123-71 / 44-21	By Use
Qualifying Affordable Housing	n/a	n/a	123-72 / 25-211	None (Transit Zone)	123-72 / 25-211	None (Transit Zone)
Qualifying Senior Housing	n/a	n/a	123-72 / 25-211	None (Transit Zone)	123-72 / 25-211	None (Transit Zone)
Bicycle Parking (Residential)	n/a	n/a	123-72 / 25-811	1 per 2 dwelling units (UG-2)	123-72 / 25-811	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	n/a	n/a	123-72 / 25-811	1 per 10,000 sf	123-72 / 25-811	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	n/a	n/a	123-71 / 44-60 / 36-711	By Use	123-71 / 44-60 / 36-711	By Use
LOADING						
Commercial/Manufacturing	44-52	By Use	123-71 / 44-52	By Use	123-71 / 44-52	By Use

*Within 100' of a wide street

**For UAP developments or qualifying seniour housing within 100' of a wide street

^If utilizing eligible site regulations

^^There is no dwelling unit factor for developments or enlargements in special density areas, qualifying senior housing, or conversions