Zoning Analysis

Site Information

Block	2888
Lot	23
Street Address	1640 Anthony Avenue at Clay Ave.
Zoning District	R7-1 (R8 Proposed)
Community District	4 Bronx
Zoning Section Map No.	3d
Zoning Lot Area	10,237 sf

Zoning Regulations	ZR Section	Permitted/ Required	Proposed	Compliance
Use Regulations	ZR 22-10	Uses permitted As-Of-Right: Use Group 1, 2, 3, 4	Use Group 2	Complies
Bulk Regulations				
Floor Area and Lot Coverage (FAR x 10,237 Lot Area)				
Max. Allowable FAR for Residential	ZR 23-22	7.20 *[1] - 73,706 sf	6.97 - 71,394 sf	Complies
Min. Lot Area	ZR 23-12	1,700 sf	10,237 sf	Complies
Min. Lot Width	ZR 23-12	18'	99'	Complies
Max. Lot Coverage (interior lot)	ZR 23-362	80% - 8,190 sf	58.9% - 6,030 sf	Complies
Yard Regulations				
Min. Required Front Yard	ZR 23-322	Not Required	8'	Complies
Min. Required Side Yards	ZR 23-334	Not Required	0'	Complies
Min. Required Rear Yard	ZR 23-342	30'	Varies, 30' min.	Complies
Height and Setback				
Min. Base height		60'	89'-4"	Complies
Max. Base height	ZR 23-432	95'	89'-4"	Complies
Max. Building height		145'	130'	Complies
Min. Setback Distance (Wide Street)	ZR 23-433	10'	15'	Complies
Density Regulations				
Max. Number of Dwelling Units	ZR 23-52	680 (Factor) - 108 Units	66 Units	Complies
Sky Exposure Plane*[2]				
Min. Require Open Space Ratio	ZR 23-732	9.2 (HF)	N/A	Complies
Max. FAR	ZR 23-732	5.71 (HF)	N/A	Complies
Sky Exposure Plane (Wide Street)	ZR 23-736	5.6 to 1	N/A	Complies
Accessory Off-Street Parking and Loading				
Max. Number of Parking Spaces	ZR 25-12	200 spaces	0	Complies
Min. Required Parking Spaces	ZR 25-222	0 spaces*[3]	0	Complies
Enclosed Bicycle Parking	ZR 25-811	1 per 2 dwelling units; 33	35	Complies
Additional Design Elements				
Required Recreation Space	ZR 23-63	3.0% - 2,142 sf	6.2% - 4,439 sf	Complies
Street Tree Planting	ZR 23-611, 26-41	1 tree per 25' of street frontage	99' street frontage - 4 trees (3 existing, 1 off-site)	Complies

*1 Within 100 feet of a Wide Street
*2 Optional provisions, where elected, supercede FAR provisions set forth in ZR 23-22 - Height Factor (HF) of 12 used for calculations
*3 Within Outer Transit Zone