Wakefield Village, Bronx

Zoning Comparison Table

	Existing/Proposed Zoning			
	Existing Zoning M1-1		Proposed Zoning R7-1/C2-4 (MIH)	
	ZR Section #	M1-1	ZR Section #	R7-1/C2-4 (MIH)
USE GROUPS				
Permitted Use Groups	42-10	I, III(B)-X	22-10 / 32-10	I-IV, VI-X
MAXIMUM FAR				
Residential	n/a	n/a	23-22*	5.01
Community Facility	43-122	2.4	24-11 / 33-121	4.8
Commercial	43-12	1.0	33-121	2.0
Manufacturing	43-12	1.0	n/a	n/a
YARDS				
Minimum Front Yard	n/a	n/a	n/a	n/a
Minimum Side Yard	43-25	None or 8'	34-232 / 33-25	None or 5' (Residential), None or 8' (Commercial)
Minimum Rear Yard	43-26	20'	23-342 / 33-26	30'**, 20' (At or Below 75') / 30' (Above 75')***, 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	43-43	n/a	23-432	40'
Maximum Base Height	43-43	30'/2-Stories	23-432* / 33-431	85', 60' or 4-Stories (Commercial)
Maximum Building Height	43-43	Sky Exposure Plane	23-432* / 23-434(b) / 33-431	105'****, 115'*****, 155'^, Sky Exposure Plane (Commercial)
Sky Exposure Plane	43-43	1:1 (Narrow), 1:1 (Wide)	33-431	2.7 to 1 (narrow), 5.6 to 1 (wide)
Setbacks from Narrow Streets	43-43	20'	23-433 / 33-431	15' (Residential), 20' (Commercial)
Setbacks from Wide Streets	43-43	15'	23-433 / 33-431	10' (Residential), 15' (Commercial)
LOT COVERAGE				
Interior/Through Lot	n/a	n/a	23-362	80%, 50%^
Corner Lot	n/a	n/a	23-362	100%, 50%^
DENSITY				
Maximum Number of Dwelling Units	n/a	n/a	23-52	680 sf/DU, None^^
PARKING				
Residential	n/a	n/a	25-241(a) / 25-232	50%
Commercial	44-20	By Use	36-21	By Use
Qualifying Affordable Housing	n/a	n/a	25-241(a) / 25-222	None
Qualifying Senior Housing	n/a	n/a	25-241(a) / 25-222	None
Bicycle Parking (Residential)	n/a	n/a	25-811	1 per 2 dwelling units (UG-2)
Bicycle Parking (AIRS)	n/a	n/a	25-811	1 per 10,000 sf
Bicycle Parking (Commercial/Manufacturing)	44-60	By Use	36-711	By Use
LOADING				
Commercial/Manufacturing	44-52	By Use	36-62	By Use

*When providing qualifying affordable housing or qualifying senior housing

**If lot is less than 40' wide

***If lot is equal to or greater than 40' wide

****Beyond 100' of a wide street

*****Within 100' of a wide street

^If developed pursuant to eligible site regulations

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